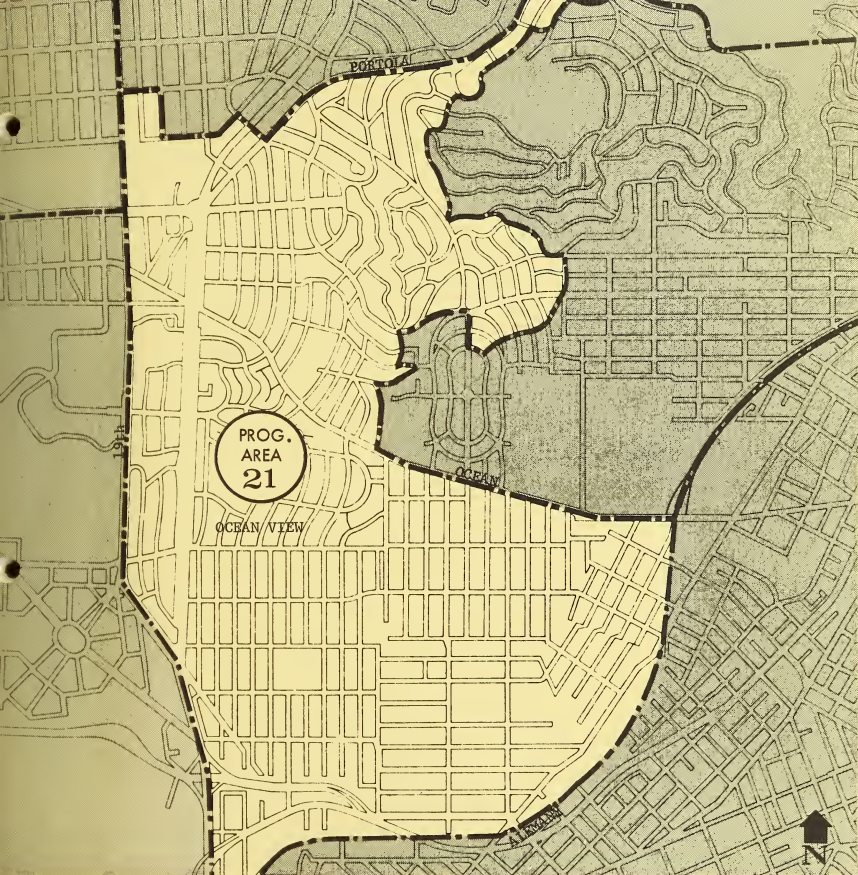


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PROGRAMMING AREA ANALYSIS

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

21 1

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P R O G R A M M I N G

A R E A

A N A L Y S I S

A Special Study Undertaken as a Part of
the San Francisco Community Renewal Program

Arthur D. Little, Inc.
June 1965



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T A B L E O F C O N T E N T S

	Introduction and Area Definitions
Section 1.	Topography and Land Use
Section 2.	Household and Housing Composition, 1960, by CRP Neighborhood
Section 3.	Social and Physical Problem Profiles, by Census Tract
Section 4.	Population and Housing Characteristics Maps, 1960, by Enumeration District
Section 5.	Population and Housing Trends, 1950-1960, by Census Tract
Section 6.	Improvement and Construction Activity Indicators, by Census Tract
Section 7.	Public Facilities

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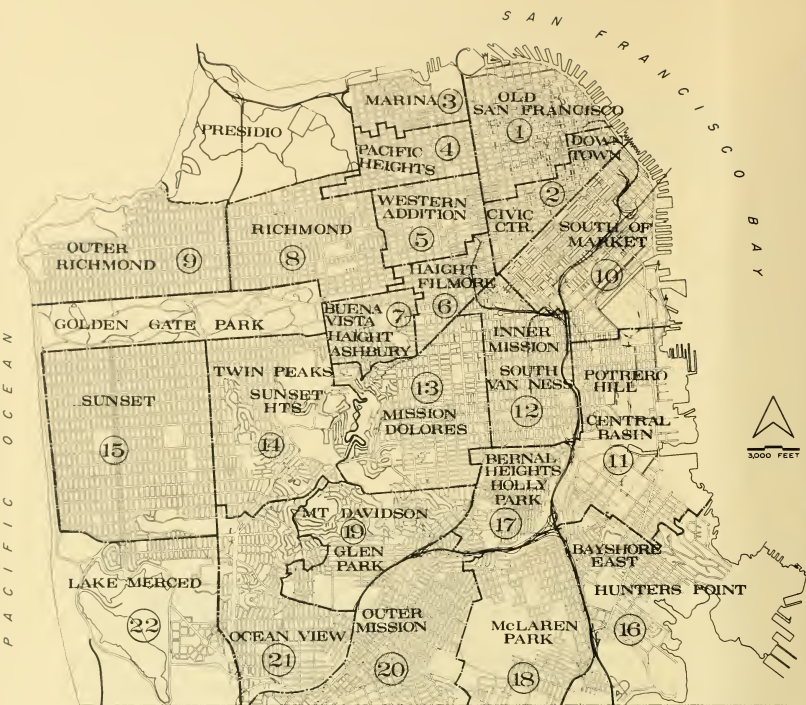
I N T R O D U C T I O N A N D
A R E A D E F I N I T I O N S

INTRODUCTION

This is one of a set of reports compiled by Arthur D. Little, Inc. to meet special requirements of the San Francisco Community Renewal Program. The set contains 22 reports in all; one for each "CRP Programming Area" (see map on reverse). Each report includes information on: land use; population characteristics and trends; housing characteristics and trends; social and physical problems; construction and improvement activity; and public facilities. This data is provided for the Programming Area as a whole and for various types of sub-areas within the Programming Area.

Data from these reports were, of course, extensively used in the programming operations which led to the recommendations of the final CRP Report. This

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PROGRAMMING AREAS

SAN FRANCISCO
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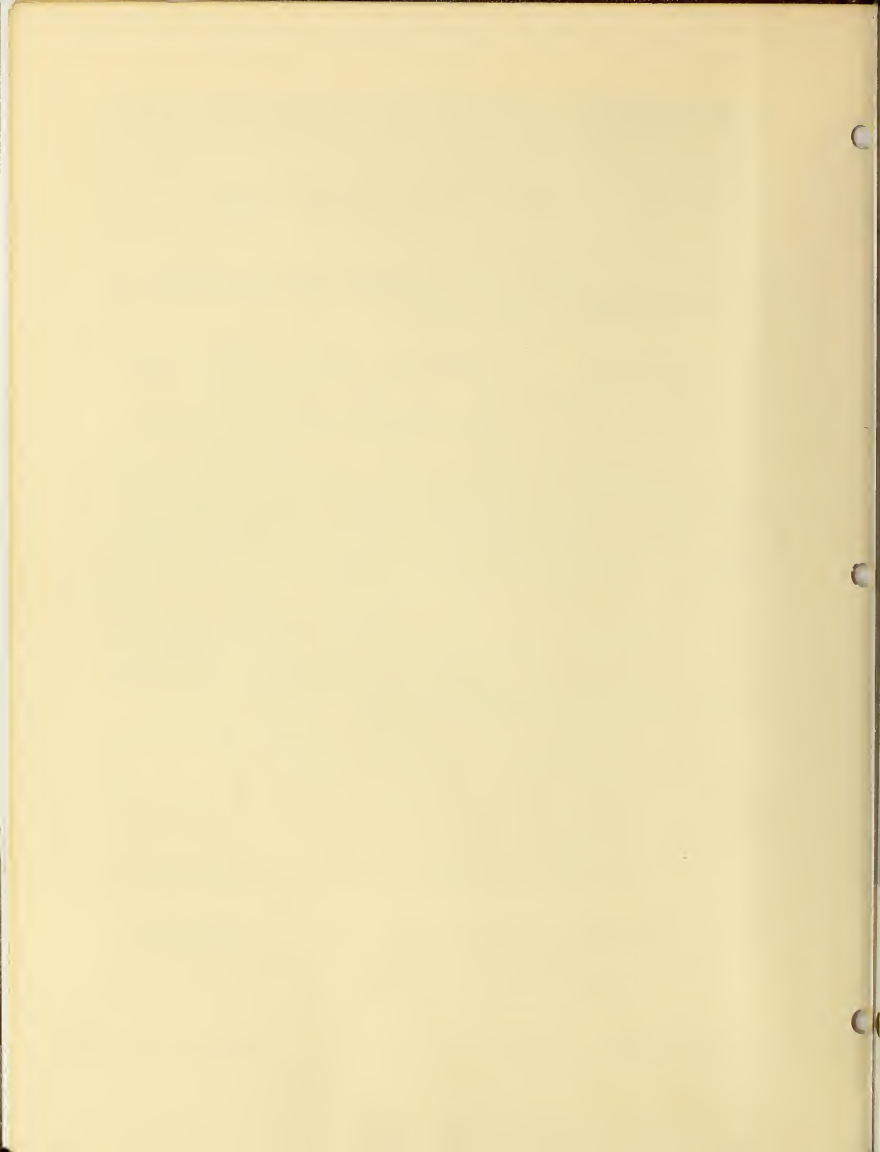
should be regarded, however, as a first step. The same information should prove to be of great value in meeting further needs of a variety of San Franciscans who are concerned about their City's future. First of all, they are designed to benefit the City's proposed Development Coordinator and the many departments concerned with renewal and development. With the same factual information available to all City officials from these reports and other CRP publications, coordination should be improved.

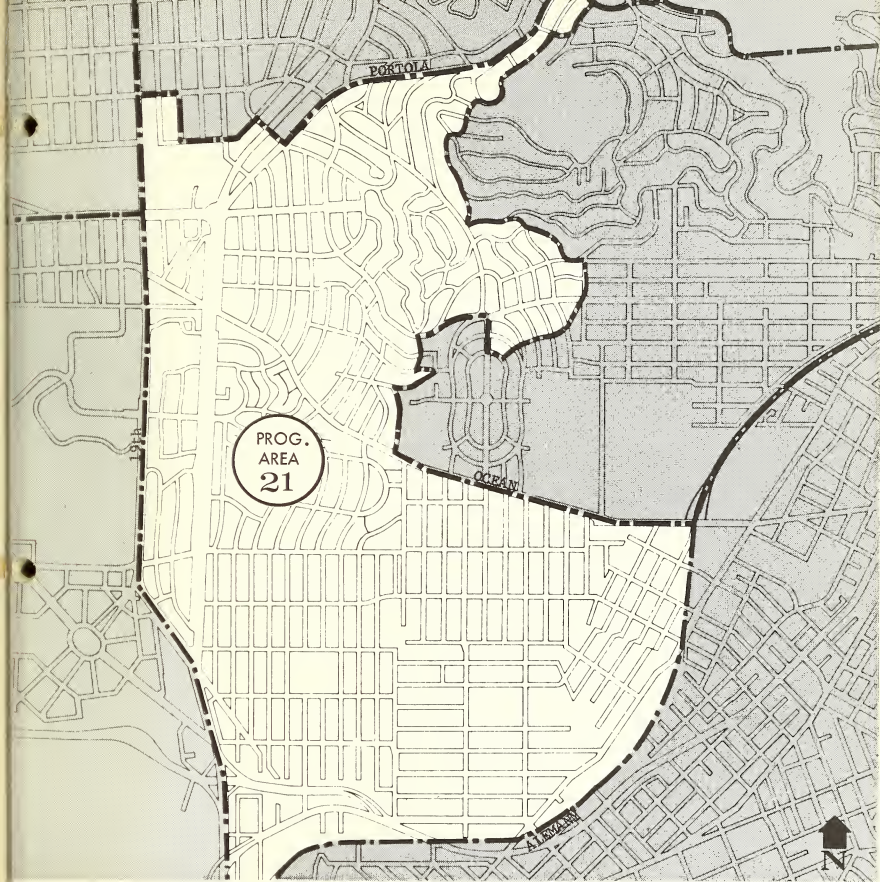
Many private citizens should also be interested in these reports although they may not need to review the entire set. Prospective builders should find much of the data to be extremely valuable in their analysis of prospective market conditions, building opportunities, etc. The individual residents and neighborhood associations within these areas should also find the reports to be of interest and value. With the information they provide, a neighborhood group can become well informed about its environment and can set goals and make plans for both change and improvement in a realistic way.

Some of the information in these reports has been published in the past. However, it is for the most part recorded in a form that has made it very difficult to use. Our intention in bringing it together in this form is to make it immediately usable; these data have never before been assembled in one place for comparative purposes. By combining existing information with much that is totally new, these reports also fill many missing links. They attempt to construct a meaningful, comprehensive portrait of conditions and trends in each area.

It is hoped and intended that these reports will be revised and expanded in the future as new data become available. If maintained on a current basis, they could become an orderly historical record of each area; showing the gradual transition of ideas and planning concepts as well as physical, social and economic conditions.

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ENUMERATION DISTRICTS

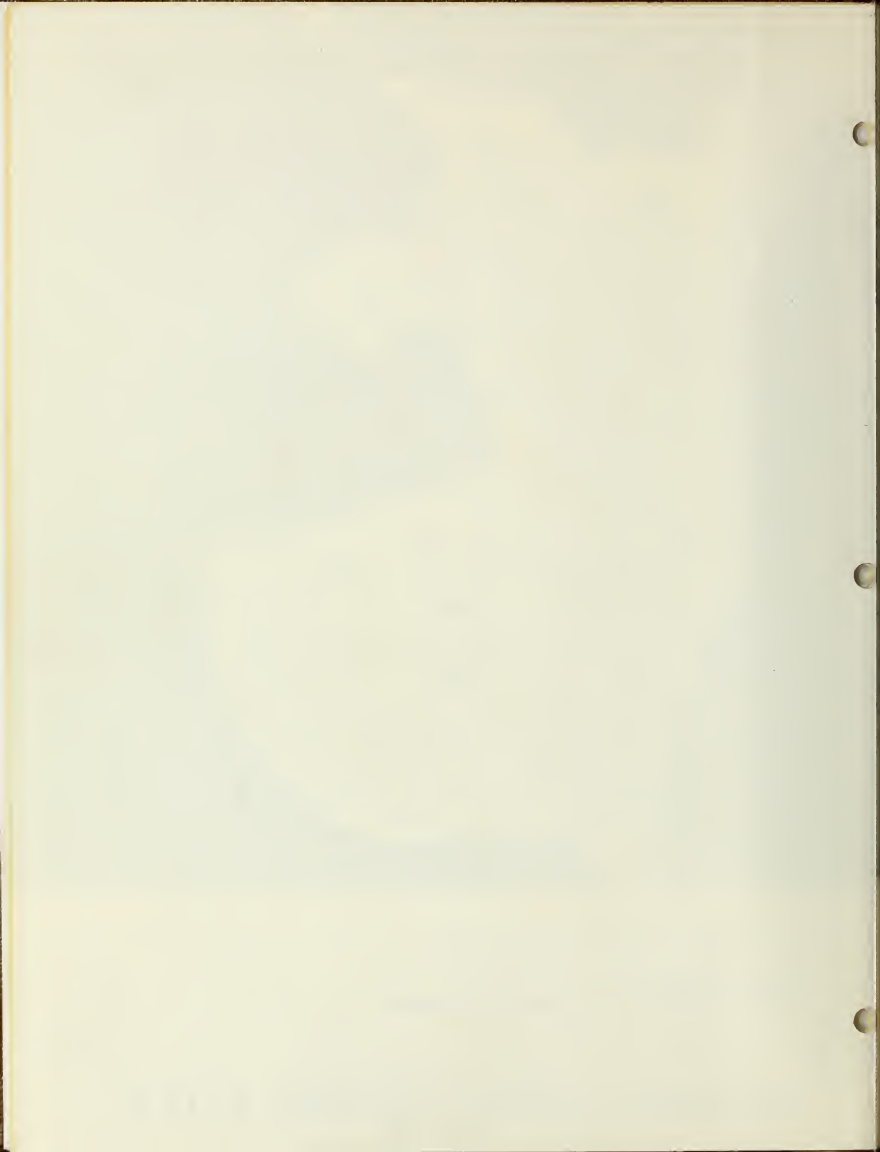
Programming Area 21

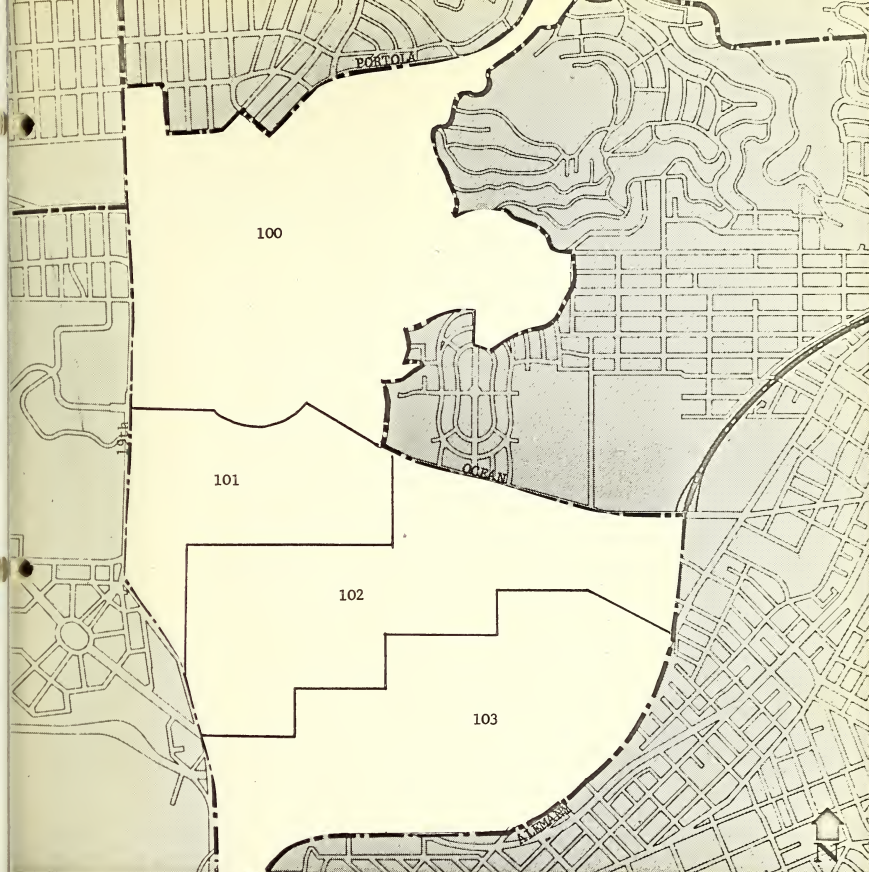
Source: 1960 Census of Population and Housing

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21 10

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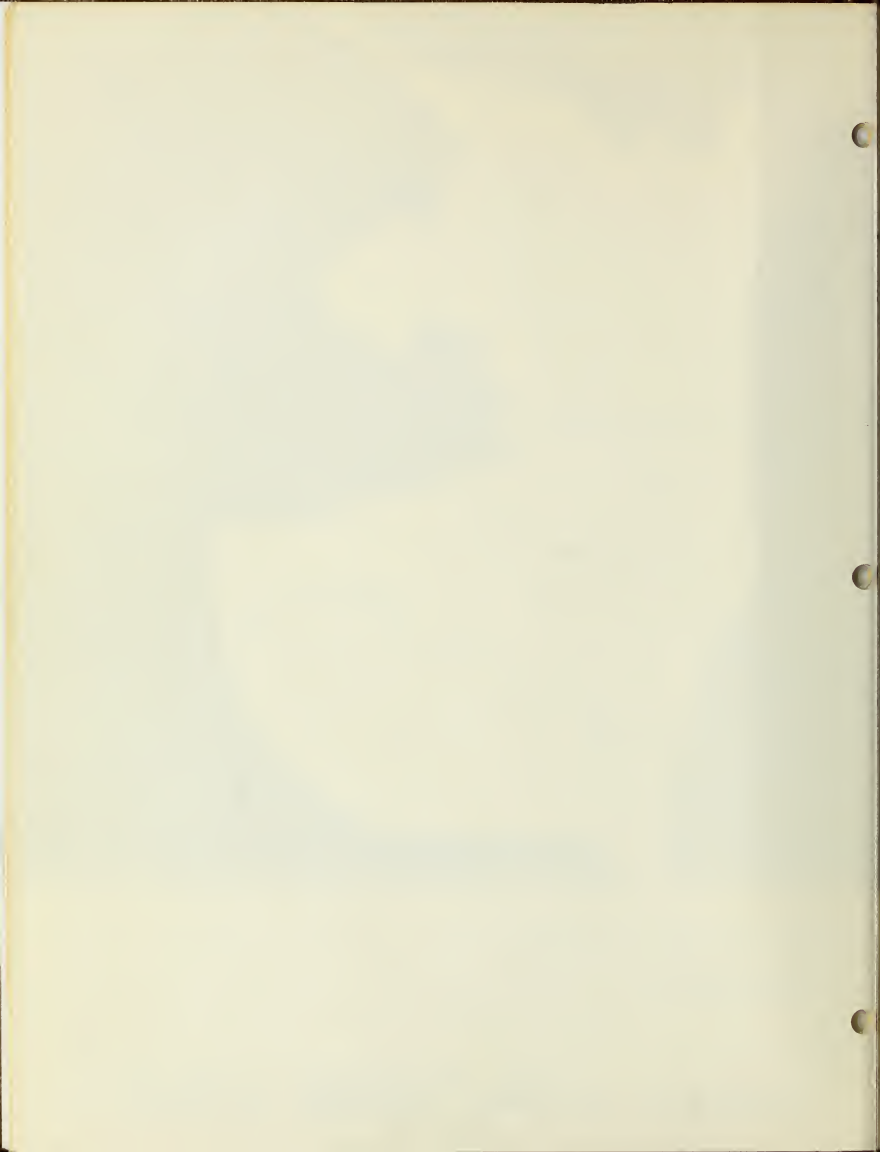
CRP NEIGHBORHOODS

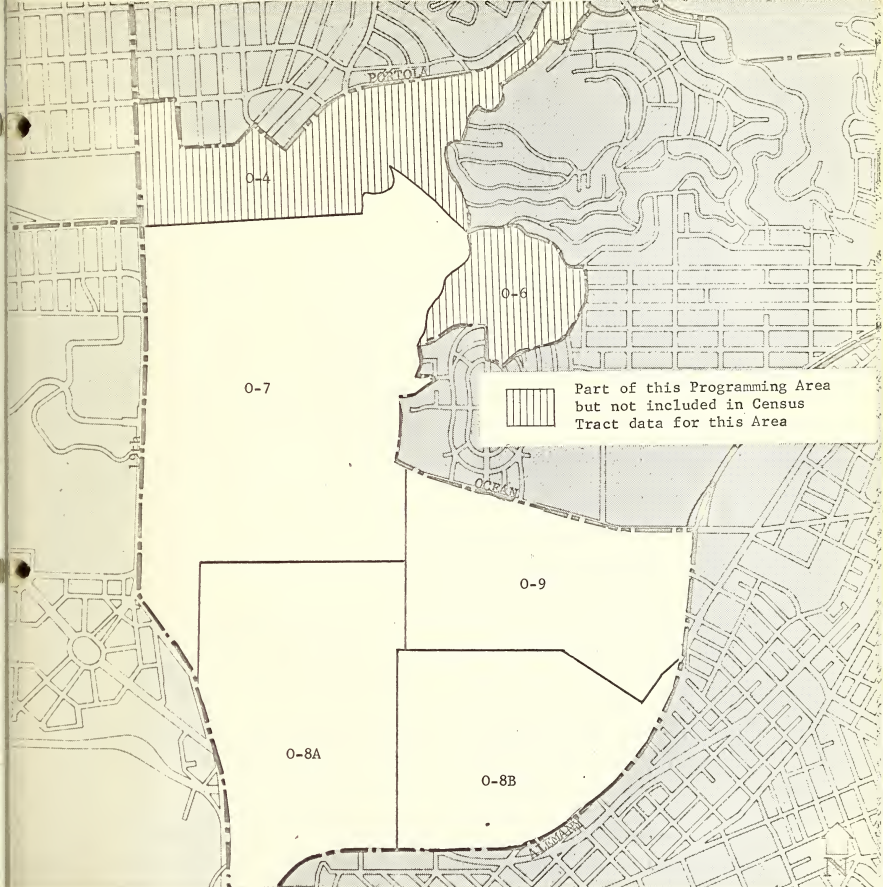
Programming Area 21

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21 11

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C E N S U S T R A C T

Programming Area 21

Source: 1960 Census Tracts, San Francisco Department of City Planning

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COMMUNITY RENEWAL PROGRAM

21 12

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SECTION 1

TOPOGRAPHY AND LAND USE

The following maps and tables, developed by the San Francisco Department of City Planning, contain detailed topographical and land use information. The maps are at a scale of: 1" = 1500'.

The first map in the series shows the topography of the Programming Area, superimposed over the street pattern. Contours are drawn at 50' intervals.

The remaining maps indicate the land use pattern in the Programming Area as recorded in the Department's 1961-1964 Land Use Survey. Separate maps are provided for five basic categories: Residential, Secondary Residential, Commercial, Industrial and Vacant. All uses are indicated on a parcel-by-parcel basis. The table on the reverse of this page shows the distribution of total land use in San Francisco by detailed categories from both the

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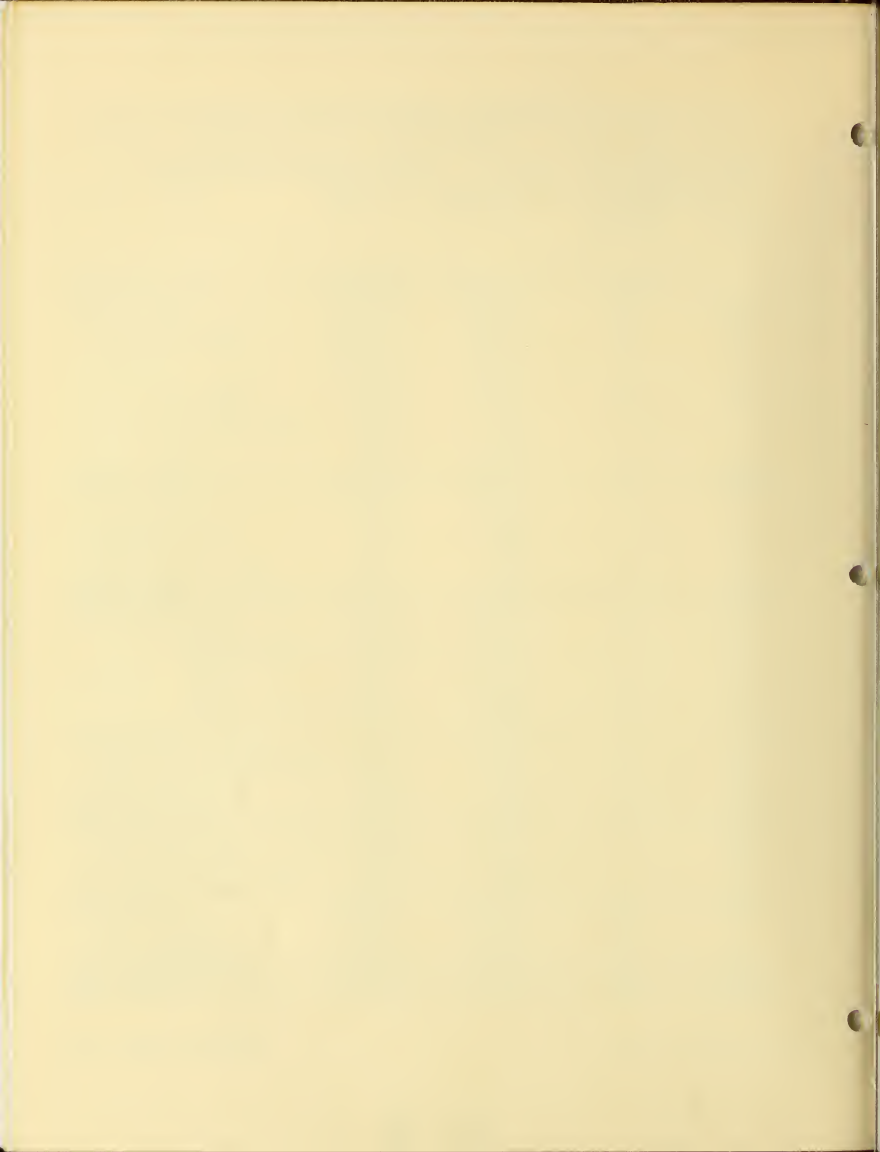
LAND USE DATA - CITY-WIDE
Compiled from the 1947-48 and 1961-64 Land Use Surveys
Areas in Acres

Land Use Category	1961-64 Land Use	1947-48 Land Use	Percentages of 1961-64 Land Use by	
			City-Wide Net Acreage	Category Heading
Gross Area of City	30,095.00			
Net Area of City	22,601.49	22,284.99	100.0%	
RESIDENCE TOTAL	9,037.11	8,239.65	40.0	100.0%
Single Family Detached	1,810.07	2,089.17	8.0	20.0
Single Family Row	4,406.41	3,586.52	19.5	48.7
Two Family	1,114.50	1,020.49	4.9	12.3
Three to Four Family	475.16	442.68	2.1	5.3
Five to Nine Family	312.95	235.90	1.4	3.5
Ten Family & Over	512.78	370.56	2.3	5.7
Rooming & Boarding Houses	33.46	44.64	.1	.4
Hotel & Motel	42.61	22.66	.2	.5
Public Housing	329.17	427.03	1.5	3.6
COMMERCE TOTAL	1,478.00	1,232.57	6.5	100.0%
Retail & Offices	931.82	819.52	4.1	63.0
Gas Station	108.48	91.41	.5	7.3
Commercial Garage	64.17	80.89	.3	4.3
Wholesale	20.98	54.74	.1	1.4
Parking, Used Car Lot	303.57	92.08	1.3	20.5
Other Open Air Commerce	48.98	93.93	.2	3.3
INDUSTRY TOTAL	1,463.89	1,253.96	6.5	100.0%
Structural Light	551.87	443.73	2.4	37.7
" Intermediate	315.21	254.99	1.4	21.5
" Heavy	162.08	261.53	.7	11.1
Open Air Light	83.65	35.47	.4	5.7
" Intermediate	218.59	159.19	1.0	14.9
" Heavy	132.49	99.05	.6	9.1
UTILITY TOTAL	954.19	1,071.57	4.2	100.0%
Trucks & Bus Terminals	3.98	26.81	-	.4
Railroad Tracks & Terminals	280.45	300.39	1.2	29.4
Lakes & Reservoirs	585.28	674.84	2.6	61.3
Other Utilities	84.48	69.53	.4	8.9
INSTITUTION TOTAL	439.65	352.32	1.9	100.0%
Private & Parochial Schools	143.26	91.40	.6	32.6
Homes & Hospitals	123.18	156.17	.5	28.0
Churches, Convents, etc.	129.49	86.06	.5	29.4
Other Institutional Uses	43.72	18.69	.2	9.9
PUBLIC TOTAL	6,593.94	5,397.51	29.2	100.0%
Public Recreation	2,946.83	2,370.83	13.0	44.7
Public Schools	544.66	300.77	2.4	8.3
Other Public Uses	3,102.45	2,725.91	13.7	47.1
PRIVATE RECREATION	363.57	298.26	1.6	100.0%
VACANT TOTAL	2,271.14	4,439.15	10.0	100.0%

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1961-1964 and the 1947-1948 end use surveys. The table on the next page shows 1961-1964 survey data for all Census Tracts in this Programming Area. Further tabular information is contained in: The Use of Land in San Francisco, San Francisco Department of City Planning, October 1964.

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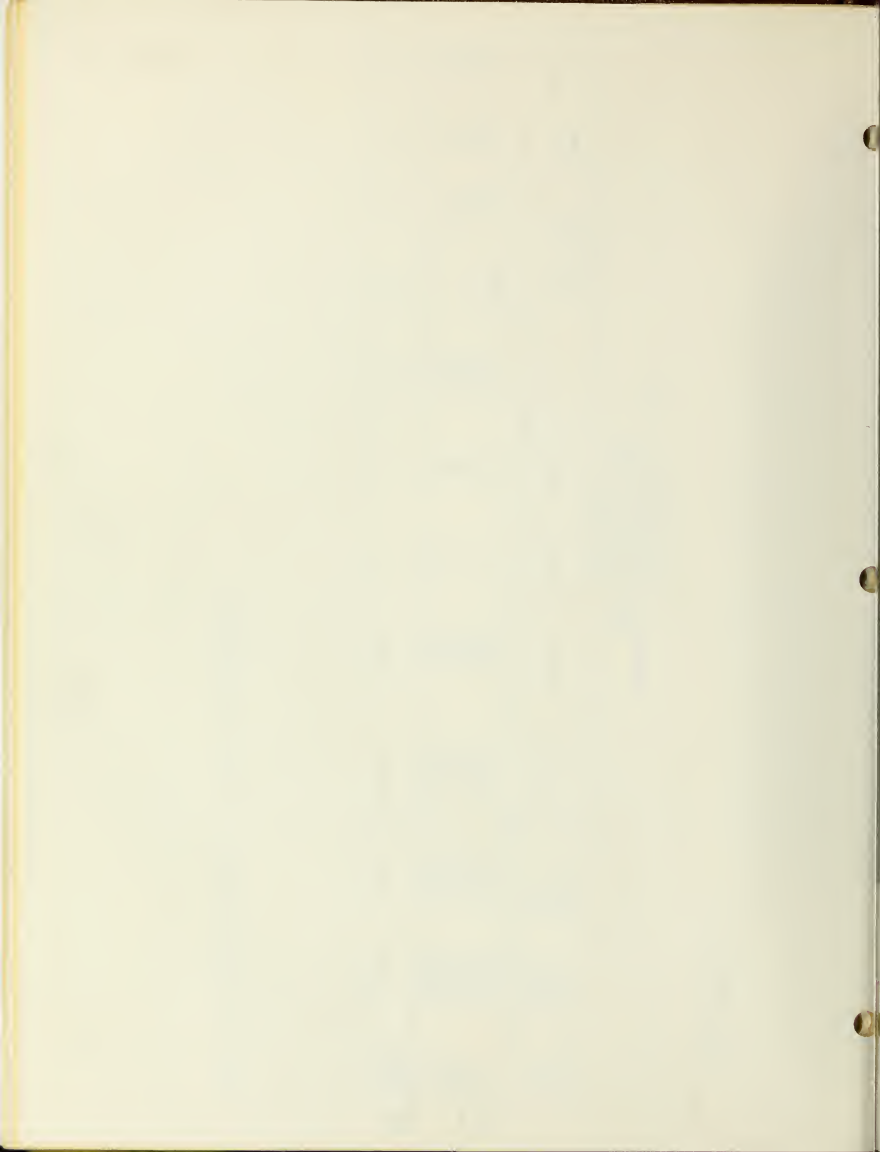


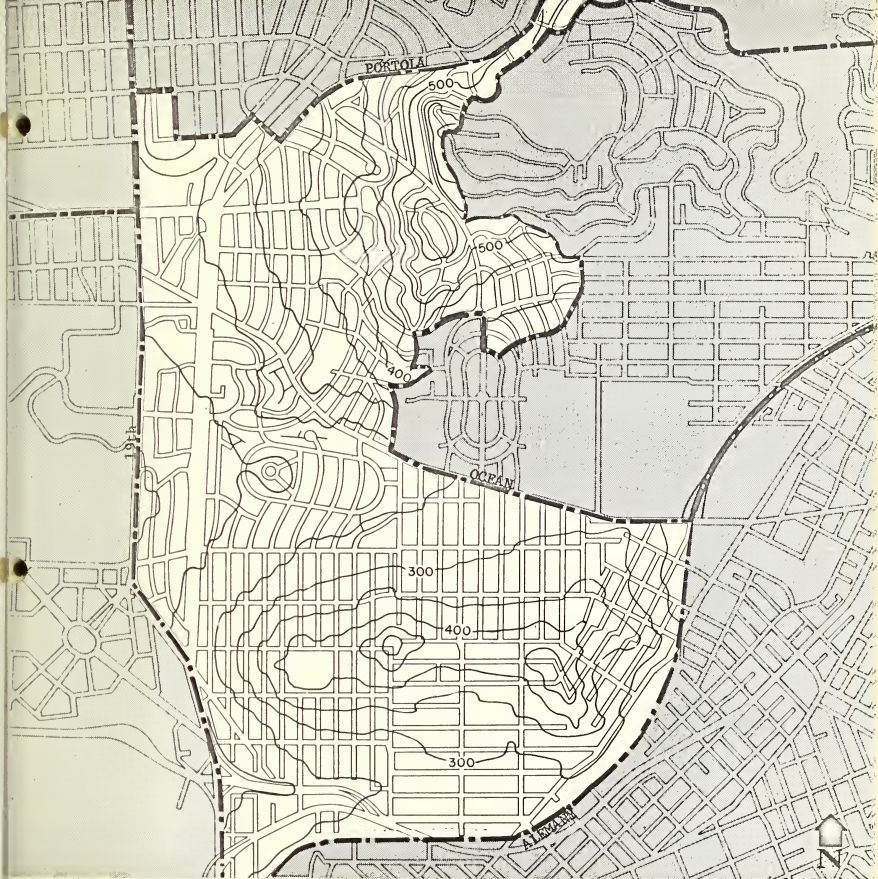
PROGRAMMING AREA 21

San Francisco
Summary Land Use Data by Census Tracts
1961-64 Land Use Survey
(In acres)

Census Tract	Total Gross Acreage	Total Net Acreage	Residence	Commerce	Industry	Utility	Institution	Recreation Private	Other Public	Vacant
0 7	454.87	309.32	270.30	8.06	.08	.42	7.44	3.03	6.63	10.37
0 8A	275.19	180.94	139.96	11.36		.11	1.61		1.03	21.19
0 8B	193.06	138.04	95.49	2.79	.73	.06	3.19		10.20	9.64
0 9	205.99	143.88	116.44	5.83	.44	.06	4.79		8.15	8.17
Total										
*P.A.21	1,129.11	772.18	622.19	28.04	1.25	.65	17.03	3.03	17.86	49.35
										32.78

*Omits part of Tract O-4 which is in this Programming Area.





TOPOGRAPHY

Programming Area 21

Source: San Francisco Department of City Planning

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21 17

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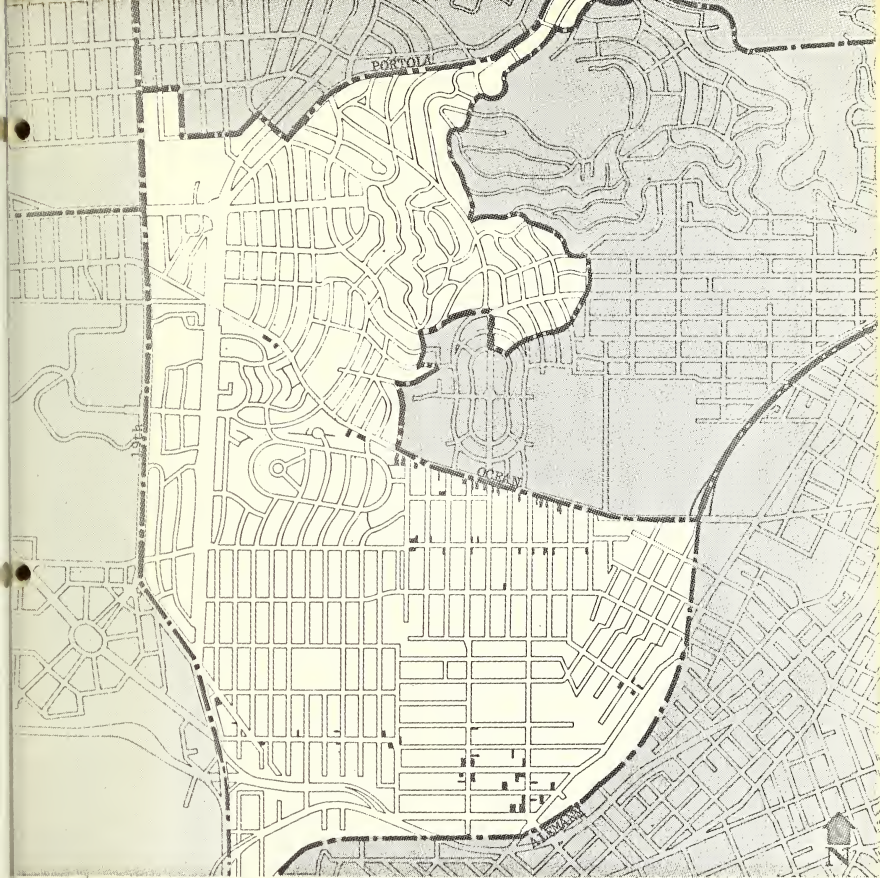


LAND USED FOR RESIDENCE

Programming Area 21

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning

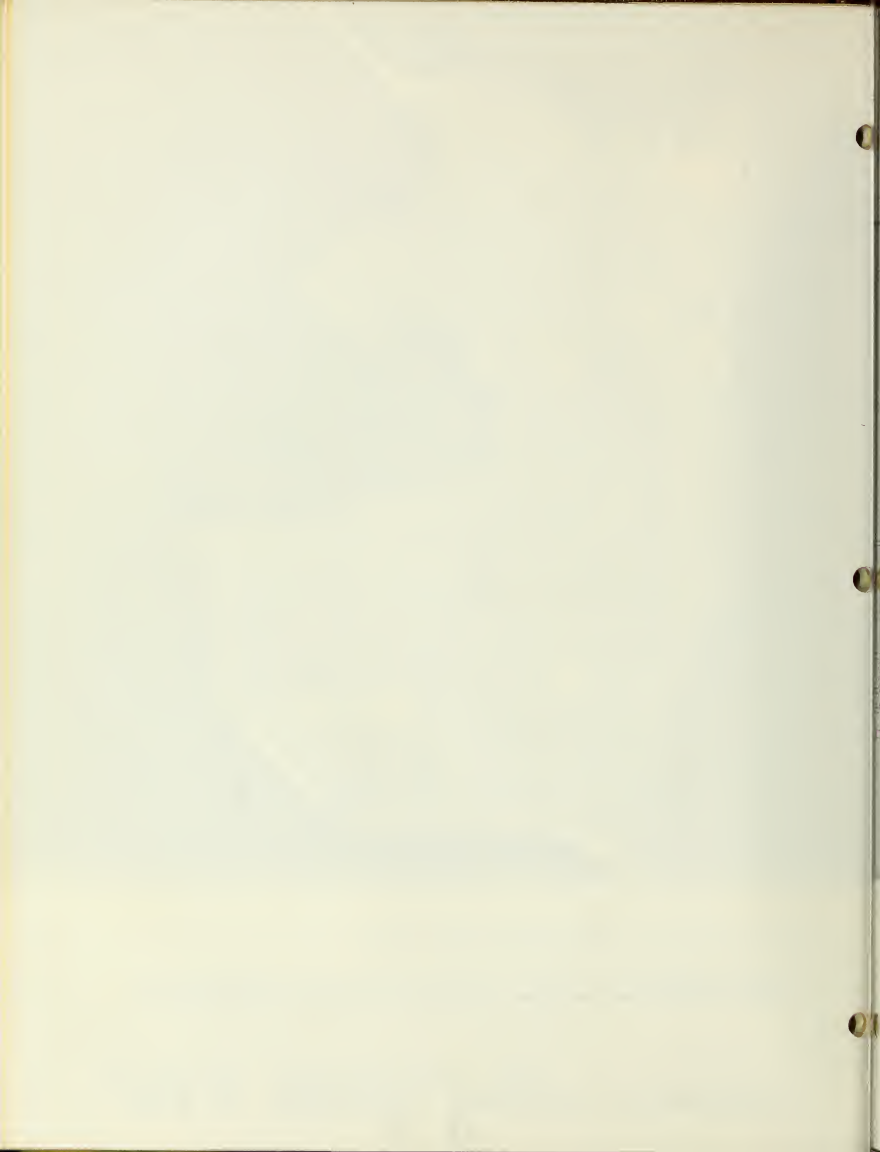


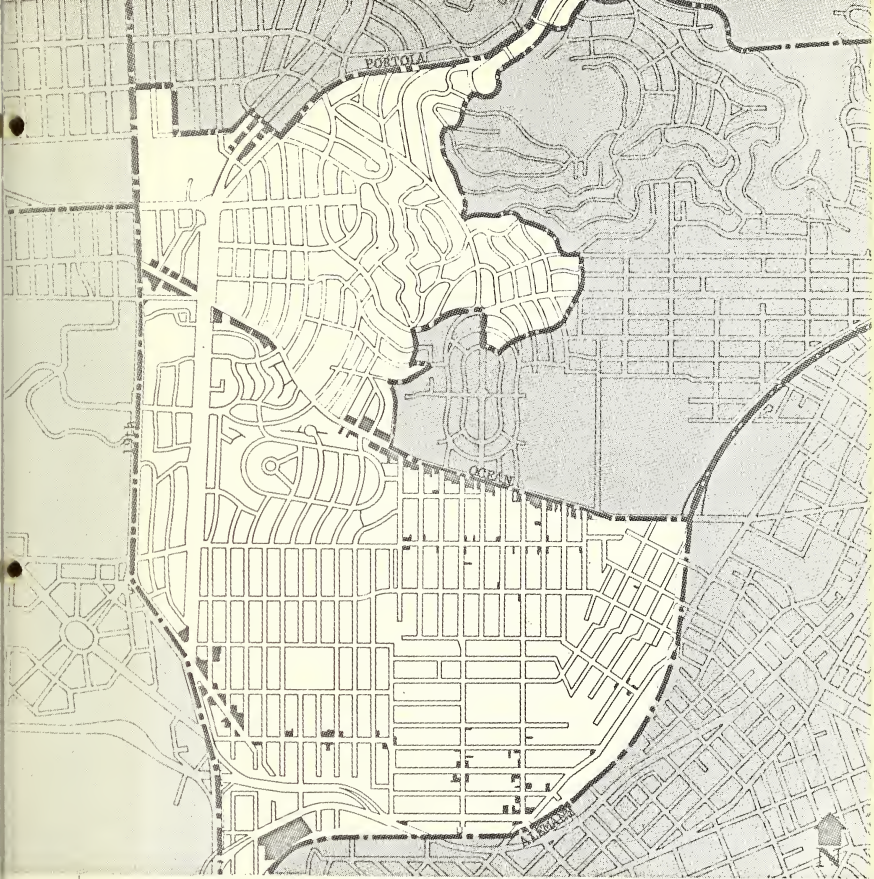


SECONDARY RESIDENTIAL USE

Programming Area 21

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning





LAND USED FOR COMMERCE

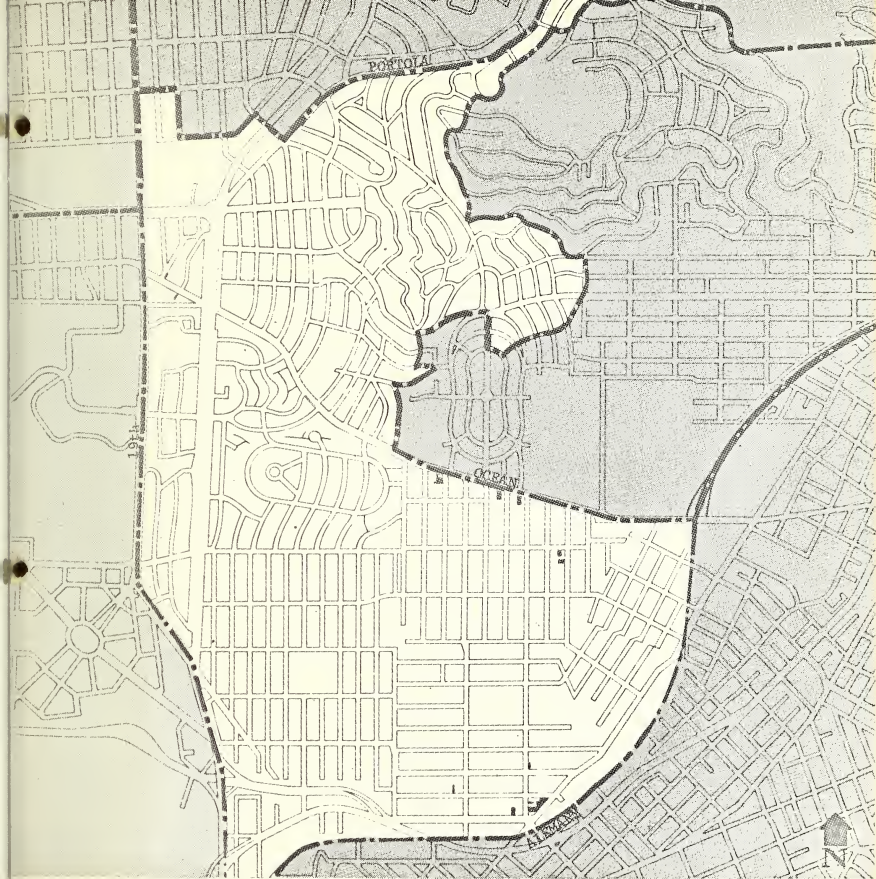
Programming Area 21

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning

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21 20

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LAND USED FOR INDUSTRY

Programming Area 21

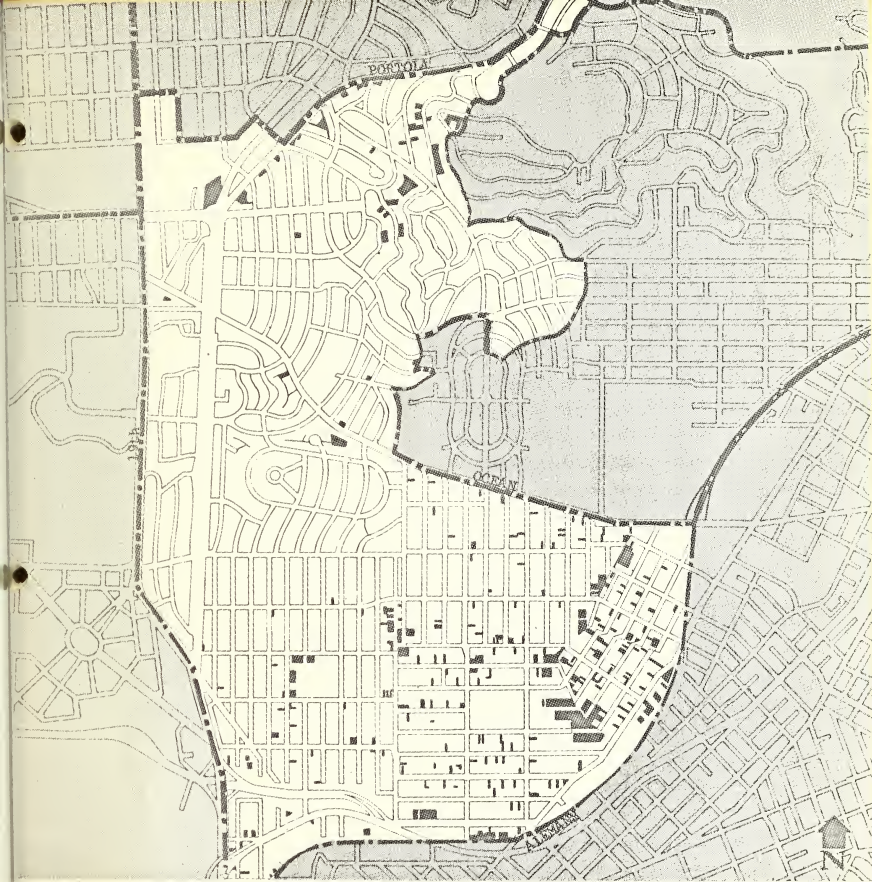
Source: 1961-64 Land Use Survey, San Francisco Department of City Planning

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21 21

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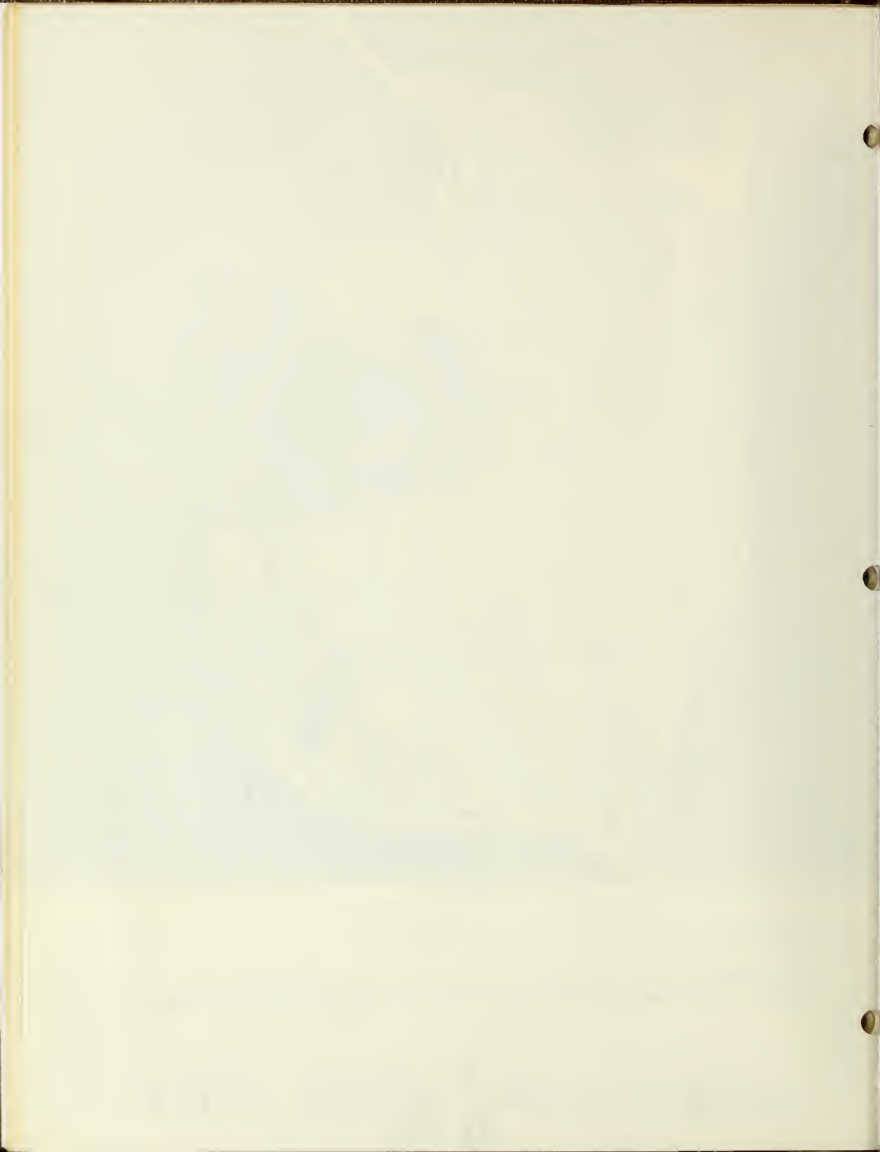
VACANT LAND

Programming Area 21

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning

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SECTION 2

HOUSEHOLDS AND HOUSING COMPOSITION, 1960, BY CRP NEIGHBORHOOD

Normally, the Bureau of the Census publishes housing and household characteristics data on a "single-attribute" basis. Census publications show separately, for example, the total number of Negro households with an annual income of less than \$4,000, and the total number of households with 3 to 4 persons. They do not show, however, the precise number that share each of these characteristics; that is, the number of Negro households which earn less than \$4,000 and have 3 to 4 persons. Yet, this latter type of information - data presented on a "cross-tabulated" basis - is much more useful for analytical purposes. It permits the identification of needs and conditions in a more precise and meaningful way. It allows researchers to understand a great deal more about what an area is like, what changes it is likely to experience and what might be done to solve problems and take advantage of opportunities.

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For these reasons, a special Census Computer Tape was ordered as a part of the San Francisco CRP study. Summary outputs from this tape are provided for each Neighborhood in the Programming Area on the following pages.

The special Census Tape is unique in the amount of detailed information it provides. It includes information not only on the relationship of all household characteristics to each other, but also the relationship of all housing characteristics to each other and in turn, of all household characteristics to all housing characteristics. Thus, it identifies in a very precise way, the types of families that lived in San Francisco in 1960 and the number of the various housing types they occupied. The data is not broken down on so fine a basis, however, as to permit disclosure of the characteristics of individual households and structures.

The summary information from the tape for this Programming Area is presented in several sets of tables. In order, there is a set of tables for the City as a whole, the Programming Area as a whole, and then a comparable set for each Neighborhood in the area. The data presented in these tables are similar to those on the tape itself but are not disaggregated so finely, and do not include as much detailed information as to which households live in which housing types.

Table 1 in each set describes all households according to income, race and household type-size. Table 2 shows all rental housing units by rent level, condition, structure type and unit size. Table 3 is similar to Table 2, but covers owner-occupied, single-family homes. Tables 4 and 5 are concerned with particular rental housing-condition relationships. The former is a cross-tabulation of the condition of housing units by the age of those units. The latter shows condition by overcrowding ("persons/room"). Table 6 indicates the racial composition and type-size of households which occupy substandard units - an especially important body of information in that these are the people who will be primarily affected by most future renewal efforts. Table 7 shows the relationship of household type and income to rent paid for housing.

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An eighth table is included in the City and Programming Area sets but not for the individual Neighborhoods. This table shows an even more detailed breakdown of the 1960 housing units by 23 type-size-tenure categories and 4 condition categories. These categories, called "j" and "c" types respectively, were used as the basic housing type and condition accounts in the CRP simulation model and in many other aspects of CRP housing analysis.

In the summary tables, the following definitions and notes apply; all other material should be self-explanatory.

1. In Tables 2, 3, 4 & 5, Condition 4 includes all dilapidated units and deteriorating units with one or more plumbing facilities missing; Condition 3 includes deteriorating units with no facilities missing and sound units with one or more facilities missing; Conditions 1 and 2 include the remaining units - that is, sound units with no facilities missing.

2. In Table 1 "HEAD UNDER 35", "HEAD 35-59" and "HEAD OVER 60" refer to the age of the head of the household.

3. In Tables 1, 6 and 7, "3+ PERS", "2-4 PERS", etc. refer to the total number of persons in the household. "NO CH" defines households in which there are no children under 18 years of age. "W/CH" means that one or more of such children are in the household.

4. In Table 7, "LT \$ 4" means Less Than \$40 Rent per month; "GT \$ 4" means Greater Than \$40 Rent per month; etc.

5. In the eighth table - housing unit inventory data for the Total City and Total Programming Area only - condition classes are the same as described in Note 1. above. The "J Type" - housing unit type - entries are headed in the following way: "SF/Rent/1-2" or "2-4/Own/1-4". In these headings the number or letters before the first slash refer to the type of structure; e.g., Single Family or 2-4 units. The words Rent or Own refer

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to the tenure of the unit. The numbers following the last slash refer to the number of rooms per unit.

The table below shows the relationship of the Census Tape to the Summary Tables as to level of detail.

Attribute	No. of Classes (Census Tape)	No. of Classes (Summary Tables 1-7)
HOUSEHOLDS		
Size (No. of Persons)	6	5
Type	5	2
Income	15	5
Age of Head	3	3
Race	4	3
HOUSING UNITS		
Size (No. of Rooms)	7	3
Structure Type	3	3
Rent	11	5
Value	10	5
Age	6	4
Tenure	2	2
Condition	9	3

The special Census tables included in this report are but a few of the outputs which can be obtained from the computer tape.

Copies of five additional tables for each Neighborhood and Programming Area are on file with the Department of City Planning. These tables provide additional and more detailed information than the summary tables included herein.

Table 1, entitled "Living Conditions in Rental Housing Units" provides a cross-tabulation of the following attributes in rental units: persons per

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room (4 classes), housing condition (4 classes), household income (12 classes), and rent paid (7 classes). For example, from this table it could be determined on a Neighborhood basis how many households earning between \$2,000 and \$3,000 live in rental units renting between \$40 and \$59 and which are overcrowded and seriously substandard.

Table 2, entitled "Living Conditions in Owner-Occupied Housing Units" is similar to Table 1 except that it relates to owner-occupied single-family structures and substitutes 5 classes of dwelling value for the 7 classes of rent paid.

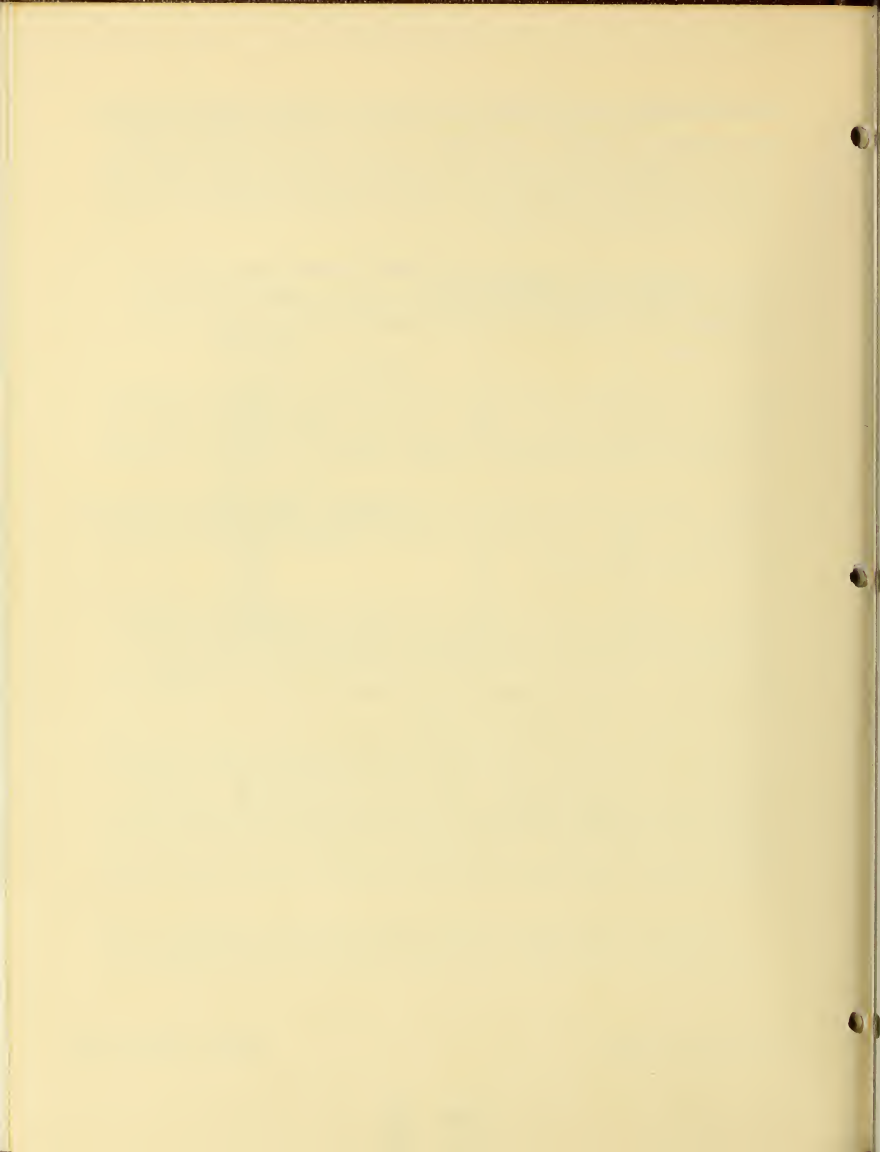
Table 3, entitled "Characteristics of Rental Housing Stock" cross-correlates structure types (3 classes), number of rooms per unit (3 classes), rent paid (7 classes), housing condition (3 classes), and age of structure (4 classes).

Table 4, entitled "Characteristics of Single-Family, Owner-Occupied Structures" is similar to Table 3 except that it contains 5 classes of dwelling value for the 7 classes of rent paid.

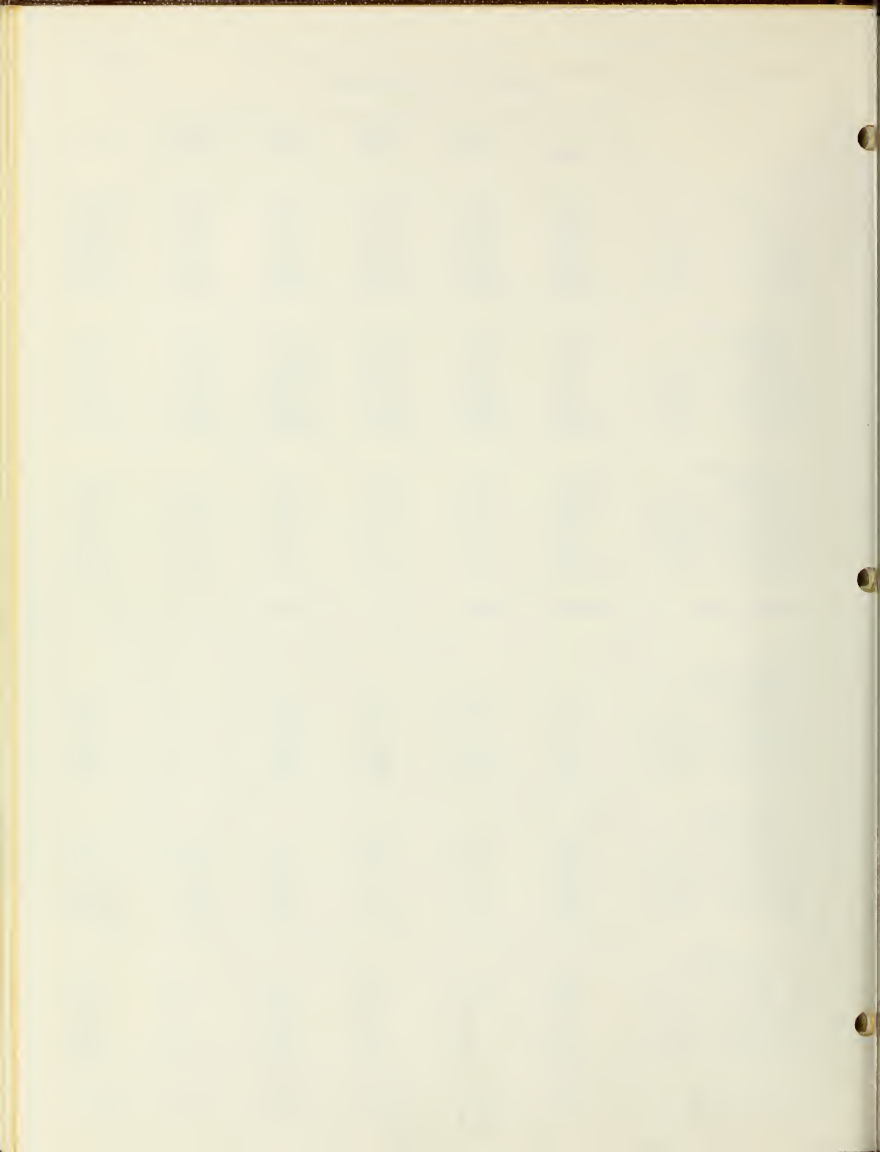
Table 5 is entitled "Characteristics of Occupants of Substandard Housing". This table cross-correlates separately for occupants of substandard housing and seriously substandard housing the following attributes: (a) income (6 classes), (b) race (3 classes), (c) occupation (5 classes), (d) household size (5 classes), and (e) age (3 classes).

In addition to these tables, the tape itself has been deposited with the Department of City Planning whose staff will be able, thereby, to obtain additional "cross-tabulations" for more detailed and special purpose analyses.

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	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
HEAD UNDER 35						
1 PERSON	6885	4364	1405	640	206	13502
2 PERS - NO CH	1931	2496	2926	3891	989	12233
3+PERS - NO CH	192	205	242	572	886	2097
2-4PERS - W/CH	3228	4022	3540	2353	708	13851
5+ PERS - W/CH	862	1444	1603	1276	451	5636
TOTAL	13098	12531	9716	8732	3242	47319
HEAD 35-59						
1 PERSON	16737	11950	4179	2057	958	35381
2 PERS - NO CH	4221	6355	7212	10195	5603	33586
3+PERS - NO CH	467	817	1372	3501	3720	9877
2-4PERS - W/CH	4087	5229	6344	7354	4301	27315
5+ PERS - W/CH	1024	2330	3432	4275	3243	14304
TOTAL	26536	26161	22539	27382	17825	120463
HEAD OVER 60						
1 PERSON	29185	5160	1691	1086	761	37883
2 PERS - NO CH	11502	6212	5431	4763	3500	31708
3+PERS - NO CH	1050	1087	1541	2487	2618	8783
2-4PERS - W/CH	737	506	370	488	442	2549
5+ PERS - W/CH	104	144	110	316	330	1004
TOTAL	42578	13409	9149	9140	7651	81927
GRAND TOTAL	82212	52121	41404	45254	28718	249709
NEGRO						
HEAD UNDER 35						
1 PERSON	850	261	25	11	6	1153
2 PERS - NO CH	380	310	226	153	10	1079
3+PERS - NO CH	56	17	36	66	24	199
2-4PERS - W/CH	1517	559	230	185	24	2515
5+ PERS - W/CH	917	638	273	161	16	2005
TOTAL	3720	1785	790	576	80	6951
HEAD 35-59						
1 PERSON	2088	410	136	5	10	2649
2 PERS - NO CH	973	952	632	513	100	3170
3+PERS - NO CH	128	269	264	312	224	1197
2-4PERS - W/CH	1028	768	586	387	131	2900
5+ PERS - W/CH	765	831	684	595	244	3119
TOTAL	4982	3230	2302	1812	709	13035
HEAD OVER 60						
1 PERSON	741	39	26	5	0	811
2 PERS - NO CH	359	144	108	41	10	662
3+PERS - NO CH	44	52	46	43	15	200
2-4PERS - W/CH	104	48	39	22	0	213
5+ PERS - W/CH	22	26	15	18	22	103
TOTAL	1270	309	234	129	47	1989
GRAND TOTAL	9972	5324	3326	2517	836	21975



	-----INCOME-----					
	\$ 0	\$4000	\$6000	\$8000	\$12000	TOTAL
	-3999	-5999	-7999	-11999	OVER	
OTHER RACES						
HEAD UNDER 35						
1 PERSON	740	323	67	18	17	1165
2 PERS - NO CH	262	198	198	254	87	999
3+PERS - NO CH	20	19	10	56	48	153
2-4PERS - W/CH	461	423	299	332	50	1565
5+ PERS - W/CH	159	284	161	189	68	861
TOTAL	1642	1247	735	849	270	4743
HEAD 35-59						
1 PERSON	1926	588	151	29	11	2705
2 PERS - NO CH	441	400	264	235	59	1399
3+PERS - NO CH	86	108	186	287	209	876
2-4PERS - W/CH	737	639	540	595	182	2699
5+ PERS - W/CH	596	812	740	821	414	3383
TOTAL	3786	2547	1887	1967	875	11062
HEAD OVER 60						
1 PERSON	1820	75	22	6	0	1923
2 PERS - NO CH	353	179	58	54	10	654
3+PERS - NO CH	63	104	101	169	191	628
2-4PERS - W/CH	104	83	23	26	5	241
5+ PERS - W/CH	0	67	47	69	47	230
TOTAL	2340	508	251	324	253	3676
GRAND TOTAL	7768	4302	2873	3140	1398	19481
TOTAL						
HEAD UNDER 35						
1 PERSON	8475	4948	1497	669	231	15820
2 PERS - NO CH	2573	3004	3350	4298	1086	14311
3+PERS - NO CH	268	241	288	694	958	2449
2-4PERS - W/CH	5206	5004	4069	2870	782	17931
5+ PERS - W/CH	1938	2366	2037	1626	535	8502
TOTAL	18460	15563	11241	10157	3592	59013
HEAD 35-59						
1 PERSON	20751	12448	4466	2091	979	40735
2 PERS - NO CH	5635	7707	8108	10943	5762	38155
3+PERS - NO CH	681	1194	1822	4100	4153	11950
2-4PERS - W/CH	5852	6636	7476	8336	4614	32914
5+ PERS - W/CH	2385	3973	4856	5691	3901	20806
TOTAL	35304	31958	26728	31161	19409	144560
HEAD OVER 60						
1 PERSON	31746	5274	1739	1097	761	40617
2 PERS - NO CH	12214	6835	5597	4858	3520	33024
3+PERS - NO CH	1157	1243	1688	2699	2824	9611
2-4PERS - W/CH	945	637	438	536	447	3003
5+ PERS - W/CH	126	237	172	403	399	1337
TOTAL	46188	14226	9634	9593	7951	87592
GRAND TOTAL	99952	61747	47603	50911	30952	291165

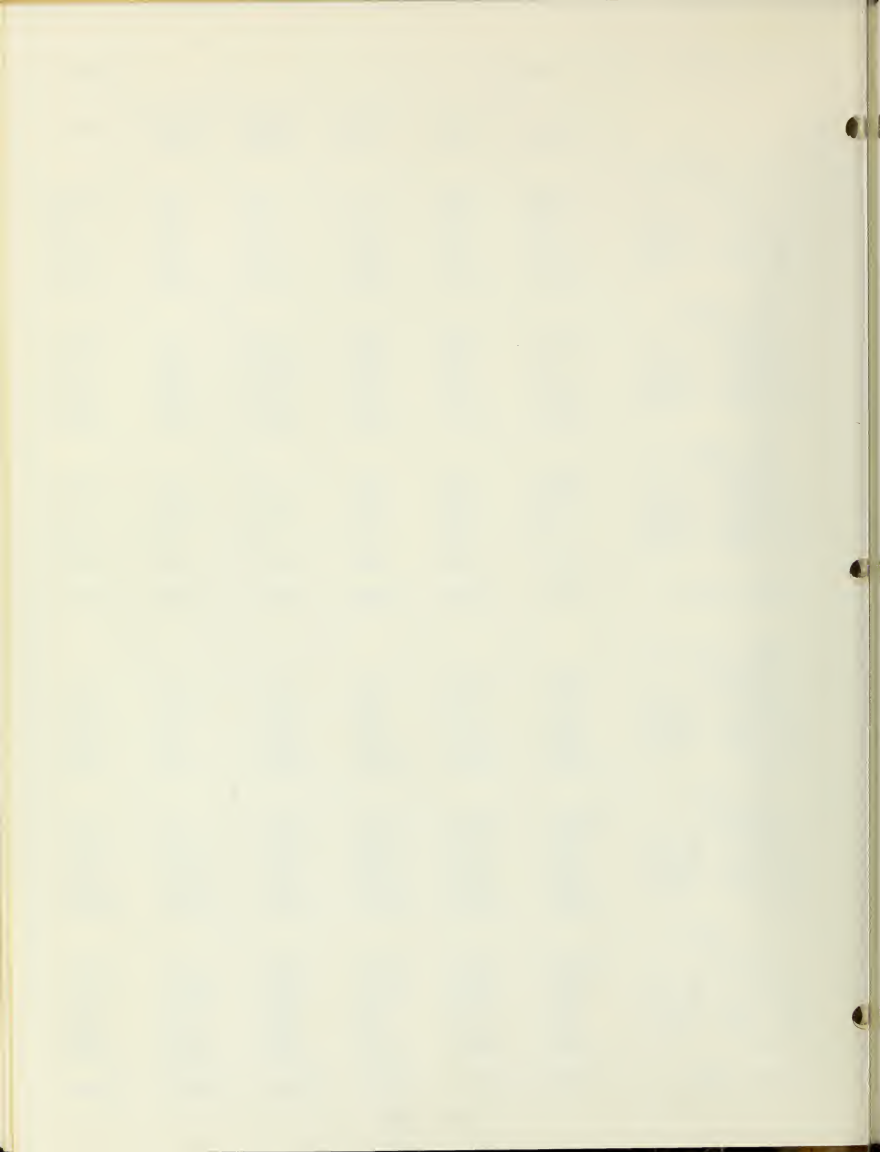
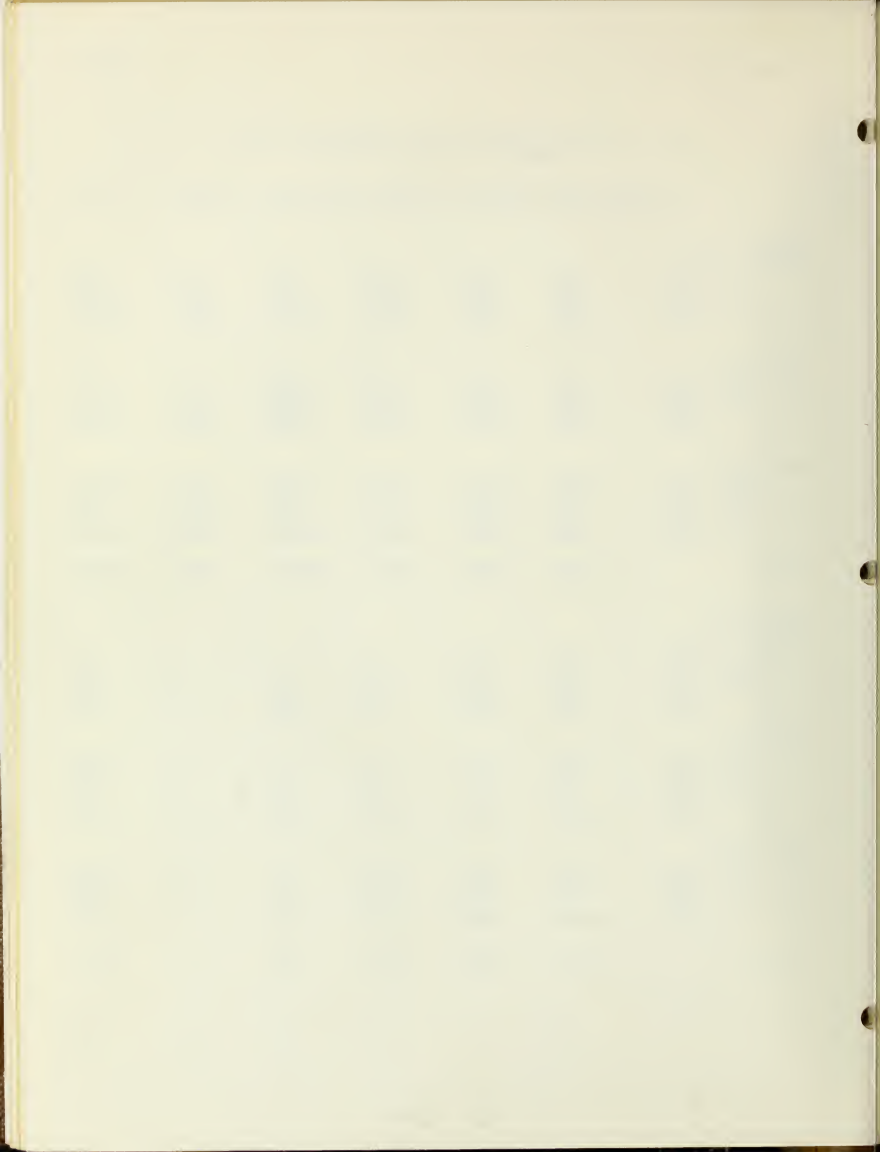


TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

RENT						TOTAL
LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+		
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	259	876	321	82	20	1558
3-4 ROOMS	666	3845	3564	1991	202	10268
5+ ROOMS	807	2552	3834	3374	1097	11664
TOTAL	1732	7273	7719	5447	1319	23490
2-4 UNITS						
1-2 ROOMS	499	2100	676	162	20	3457
3-4 ROOMS	1160	10021	7999	2500	491	22171
5+ ROOMS	790	4642	7601	4292	1377	18702
TOTAL	2449	16763	16276	6954	1888	44330
5+ UNITS						
1-2 ROOMS	2263	20115	11619	1529	439	35965
3-4 ROOMS	2350	13901	15447	9334	2529	43561
5+ ROOMS	414	2077	1739	1250	1771	7251
TOTAL	5027	36093	28805	12113	4739	86777
TOTAL	9208	60129	52800	24514	7946	154597
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	222	144	26	5	0	397
3-4 ROOMS	100	696	226	17	0	1039
5+ ROOMS	63	401	290	107	0	861
TOTAL	385	1241	542	129	0	2297
2-4 UNITS						
1-2 ROOMS	777	648	86	4	0	1515
3-4 ROOMS	371	2247	561	30	15	3224
5+ ROOMS	92	670	794	81	6	1643
TOTAL	1240	3565	1441	115	21	6382
5+ UNITS						
1-2 ROOMS	13092	7247	1067	90	36	21532
3-4 ROOMS	416	1661	440	42	24	2583
5+ ROOMS	54	174	209	57	9	503
TOTAL	13562	9082	1716	189	69	24618
TOTAL	15187	13888	3699	433	90	33297

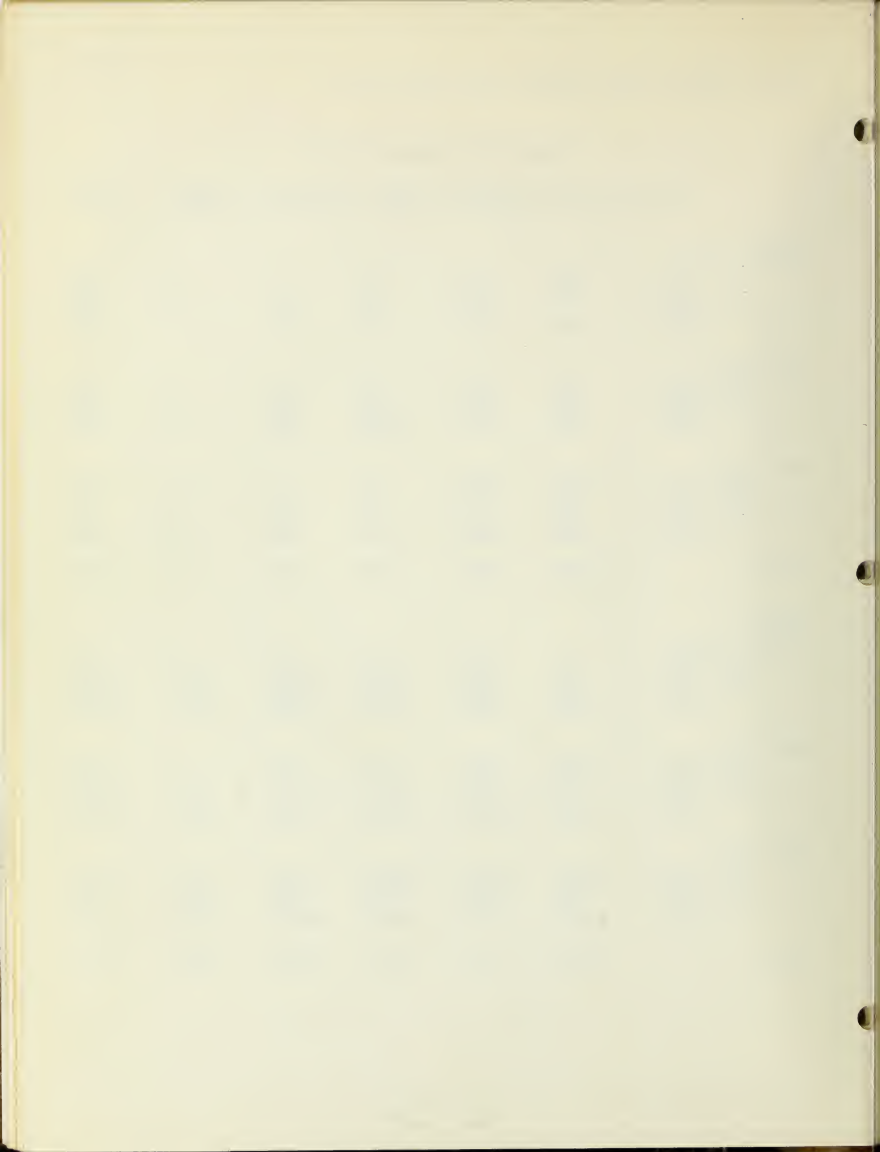


TOTAL CITY
RENTAL HOUSING STOCK COMPOSITION 1960 (CONTD)

PAGE 2

(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	154	53	5	5	0	217
3-4 ROOMS	58	173	26	5	5	267
5+ ROOMS	5	96	26	12	3	142
TOTAL	217	322	57	22	8	626
2-4 UNITS						
1-2 ROOMS	305	212	15	0	5	537
3-4 ROOMS	113	417	87	15	4	636
5+ ROOMS	20	145	113	18	0	296
TOTAL	438	774	215	33	9	1469
5+ UNITS						
1-2 ROOMS	7370	1373	65	5	21	8834
3-4 ROOMS	178	553	71	12	3	817
5+ ROOMS	27	61	37	11	0	142
TOTAL	7575	1987	173	28	30	9793
TOTAL	8230	3083	445	83	47	11888
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	635	1073	352	92	20	2172
3-4 ROOMS	824	4714	3816	2013	207	11574
5+ ROOMS	875	3049	4150	3493	1100	12667
TOTAL	2334	8836	8318	5598	1327	26413
2-4 UNITS						
1-2 ROOMS	1581	2960	777	166	25	5509
3-4 ROOMS	1644	12685	8647	2545	510	26031
5+ ROOMS	902	5457	8508	4391	1383	20641
TOTAL	4127	21102	17932	7102	1916	52181
5+ UNITS						
1-2 ROOMS	22725	28735	12751	1624	496	66331
3-4 ROOMS	2944	16115	15958	9388	2556	46961
5+ ROOMS	495	2312	1985	1318	1786	7896
TOTAL	26164	47162	30694	12330	4838	121188
TOTAL	32625	77100	56944	25030	8083	199782

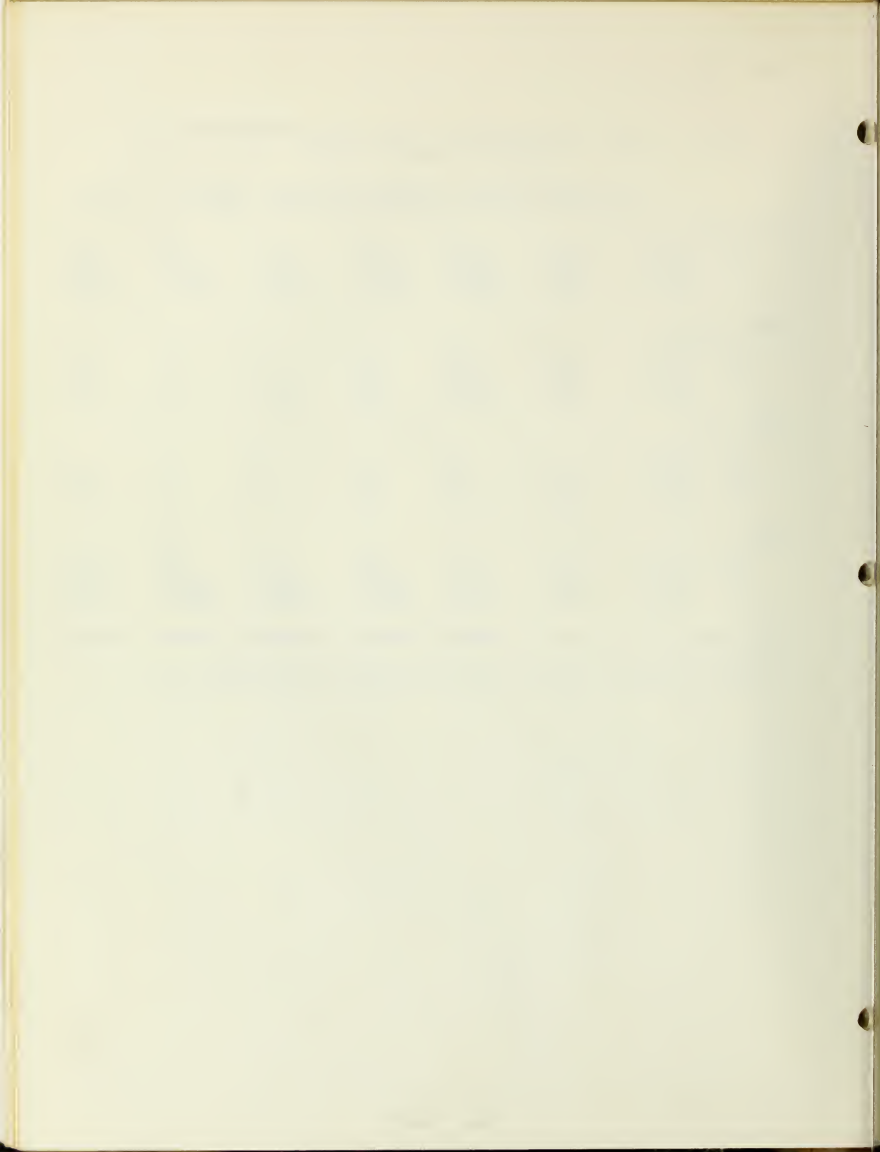


TOTAL CITY

TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	-----VALUE-----					TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2						
1-2 ROOMS	20	36	24	31	28	139
3-4 ROOMS	1570	4729	2616	520	402	9837
5+ ROOMS	2321	15898	26264	12884	12046	69413
TOTAL	3911	20663	28904	13435	12476	79389
CONDITION 3						
1-2 ROOMS	5	5	5	4	0	19
3-4 ROOMS	284	231	63	27	5	610
5+ ROOMS	355	766	303	82	45	1551
TOTAL	644	1002	371	113	50	2180
CONDITION 4						
1-2 ROOMS	5	0	0	0	0	5
3-4 ROOMS	110	16	0	0	0	126
5+ ROOMS	58	58	10	0	0	126
TOTAL	173	74	10	0	0	257
TOTAL						
1-2 ROOMS	30	41	29	35	28	163
3-4 ROOMS	1964	4976	2679	547	407	10573
5+ ROOMS	2734	16722	26577	12966	12091	71090
TOTAL	4728	21739	29285	13548	12526	81826
GRAND TOTAL	9456	43478	58578	27096	25052	163652

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE



TOTAL CITY

TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	109722	18494	13023	13358	154597
CONDITION 3	31190	1306	623	178	33297
CONDITION 4	11529	296	44	19	11888
ALL CONDITIONS	152441	20096	13690	13555	199782

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	74015	61949	10411	785	147160
CONDITION 3	6498	20455	2807	155	29915
CONDITION 4	2128	7175	1043	82	10428
ALL CONDITIONS	82641	89579	14261	1022	167503

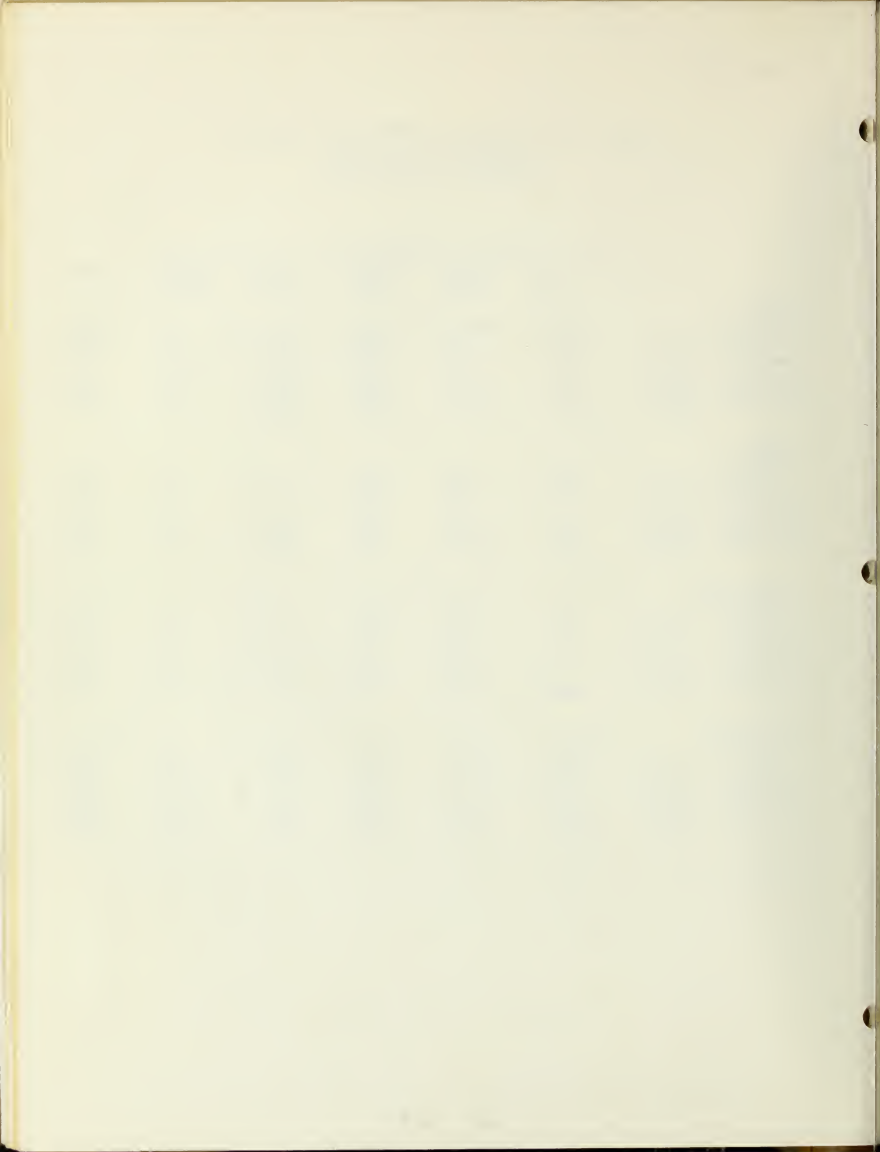
** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.



TOTAL CITY

TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
1 PERSON	17357	3622	1072	386	92	22529
2 PERS - NO CH	1699	984	632	438	98	3851
3+PERS - NO CH	121	115	194	284	182	896
2-4PERS - W/CH	1097	872	457	392	140	2958
5+ PERS - W/CH	340	466	468	311	96	1681
TOTAL	20614	6059	2823	1811	608	31915
NEGRO						
1 PERSON	2167	266	64	6	6	2509
2 PERS - NO CH	584	333	198	82	21	1218
3+PERS - NO CH	75	78	113	80	39	385
2-4PERS - W/CH	799	332	142	62	5	1340
5+ PERS - W/CH	397	288	221	134	77	1117
TOTAL	4022	1297	738	364	148	6569
OTHER RACES						
1 PERSON	3507	425	117	17	0	4066
2 PERS - NO CH	399	171	107	75	6	758
3+PERS - NO CH	11	38	70	85	54	258
2-4PERS - W/CH	319	175	99	40	5	638
5+ PERS - W/CH	92	194	113	79	49	527
TOTAL	4328	1003	506	296	114	6247
ALL RACES						
1 PERSON	23031	4313	1253	409	98	29104
2 PERS - NO CH	2682	1488	937	595	125	5827
3+PERS - NO CH	207	231	377	449	275	1539
2-4PERS - W/CH	2215	1379	698	494	150	4936
5+ PERS - W/CH	829	948	802	524	222	3325
TOTAL	28964	8359	4067	2471	870	44731



TOTAL CITY

TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	2-4PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	12719	806	49	376	113	14063
	GT \$ 4	16383	3602	280	3389	890	24544
\$2-2999	LT \$ 4	3348	441	21	222	111	4143
	\$ 40- 6	3301	1066	52	799	399	5617
	GT \$ 6	4439	1678	188	1307	434	8246
\$3-3999	LT \$ 6	5667	1802	179	1352	736	9736
	\$ 60- 8	3736	1483	150	1167	585	7121
	GT \$ 8	2221	1075	160	928	300	4684
\$4-4999	LT \$ 8	8964	3574	290	2927	1576	17331
	\$ 80-10	1883	864	60	620	298	3731
	GT \$10	921	784	131	370	188	2394
\$5-5999	LT \$10	7337	4913	575	3693	1956	18474
	\$100-12	469	467	72	414	113	1535
	GT \$12	414	435	109	240	123	1321
\$6-6999	LT \$12	3960	4830	695	3370	1791	14646
	\$120-14	111	85	27	39	14	276
	GT \$14	273	388	69	193	122	1045
\$7-7999	LT \$14	2145	4369	746	2534	1108	10902
	GT \$14	164	309	55	135	68	731
\$8-8999	LT \$15	87	136	45	55	24	347
	GT \$15	1163	3622	678	1859	1032	8354
\$9-9999	LT \$15	56	142	61	67	10	336
	GT \$15	788	3099	693	1350	793	6723
GT10000	LT \$15	597	2125	897	470	240	4329
	GT \$15	1995	7479	2958	2777	1665	16874
TOTAL		83141	49774	9246	30653	14689	187503



SAN FRANCISCO HOUSING INVENTORY

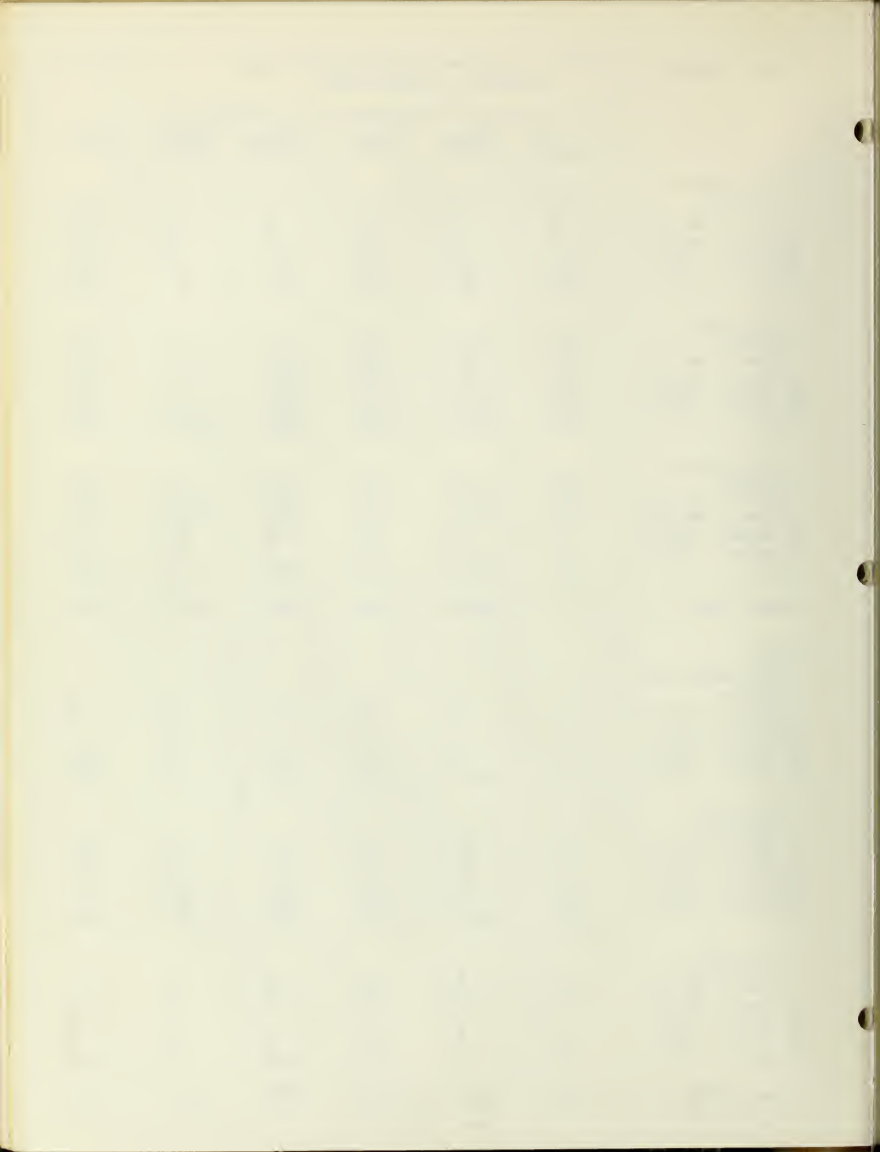
1960 Census of Housing Cross-Tabs: San Francisco Community Renewal Program

Area: CITY TOTAL

J	Type	C1	C2	C3	C4	Total	Total
2	SF/Rent/1-2	99	1370	365	217	2051	28533
4	SF/Rent/3-4	2474	8587	1058	277	12,396	
6	SF/Rent/5-6	3761	6411	732	121	11025	
8	SF/Rent/7+	1564	1349	123	25	3061	
3	SF/Own/1-4	3072	6819	652	163	10706	
5	SF/Own/5-6	31803	24584	1348	130	57865	81,716
7	SF/Own/7+	10,237	2577	303	28	13145	
12	2-4/Rent/1	225	837	722	234	2018	52777
14	2-4/Rent/2	266	2908	838	354	4366	
16	2-4/Rent/3-4	2884	18999	3209	631	25723	
18	2-4/Rent/5-6	4650	11938	1451	225	18264	
20	2-4/Rent/7+	1214	932	189	71	2406	
15	2-4/Own/1-4	1035	3214	424	62	4735	16997
17	2-4/Own/5-6	2736	6736	536	195	10203	
19	2-4/Own/7+	544	1388	115	12	2059	
22	5+/Rent/1	462	8657	17576	6819	33514	118,092
24	5+/Rent/2	1104	25794	4026	2073	32997	
26	5+/Rent/3-4	9809	30488	2649	854	43800	
28	5+/Rent/5-6	2529	3602	470	149	6750	6729
30	5+/Rent/7+	382	513	109	27	1031	
25	Pub.Hsng/3-4	152	4689	45	0	4886	
27	Pub.Hsng/5-6	130	1648	30	0	1808	304844
29	Pub.Hsng/7+	5	30	0	0	35	
Total		8,137	174,070	36,970	12,667		



	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
HEAD UNDER 35						
1 PERSON	56	15	0	5	0	76
2 PERS - NO CH	40	59	38	70	25	232
3+PERS - NO CH	0	0	9	0	5	14
1-4PERS - W/CH	31	81	85	68	15	280
5+ PERS - W/CH	21	26	34	54	15	150
TOTAL	148	181	166	197	60	752
HEAD 35-59						
1 PERSON	138	114	31	10	10	303
2 PERS - NO CH	113	134	266	357	249	1119
3+PERS - NO CH	20	20	35	184	250	509
1-4PERS - W/CH	125	162	275	379	378	1319
5+ PERS - W/CH	30	110	151	236	406	933
TOTAL	426	540	758	1166	1293	4183
HEAD OVER 60						
1 PERSON	387	85	34	30	16	552
2 PERS - NO CH	336	277	230	246	173	1262
3+PERS - NO CH	34	51	61	107	187	440
1-4PERS - W/CH	16	11	19	30	35	111
5+ PERS - W/CH	0	10	0	5	19	34
TOTAL	773	434	344	418	430	2399
GRAND TOTAL	1347	1155	1268	1781	1783	7334
NEGRO						
HEAD UNDER 35						
1 PERSON	10	0	0	0	0	10
2 PERS - NO CH	5	5	22	20	0	52
3+PERS - NO CH	0	0	4	5	0	9
1-4PERS - W/CH	39	60	32	44	10	185
5+ PERS - W/CH	45	76	46	66	0	233
TOTAL	99	141	104	135	10	489
HEAD 35-59						
1 PERSON	20	20	0	0	0	40
2 PERS - NO CH	46	75	55	98	15	289
3+PERS - NO CH	0	52	50	39	41	182
1-4PERS - W/CH	30	85	108	127	17	367
5+ PERS - W/CH	39	75	118	126	52	410
TOTAL	135	307	331	390	125	1288
HEAD OVER 60						
1 PERSON	5	9	0	0	0	14
2 PERS - NO CH	20	25	10	16	0	71
3+PERS - NO CH	0	0	5	5	0	10
1-4PERS - W/CH	5	0	0	0	0	5
5+ PERS - W/CH	0	5	0	0	0	5
TOTAL	30	39	15	21	0	105
GRAND TOTAL	264	487	450	546	135	1882

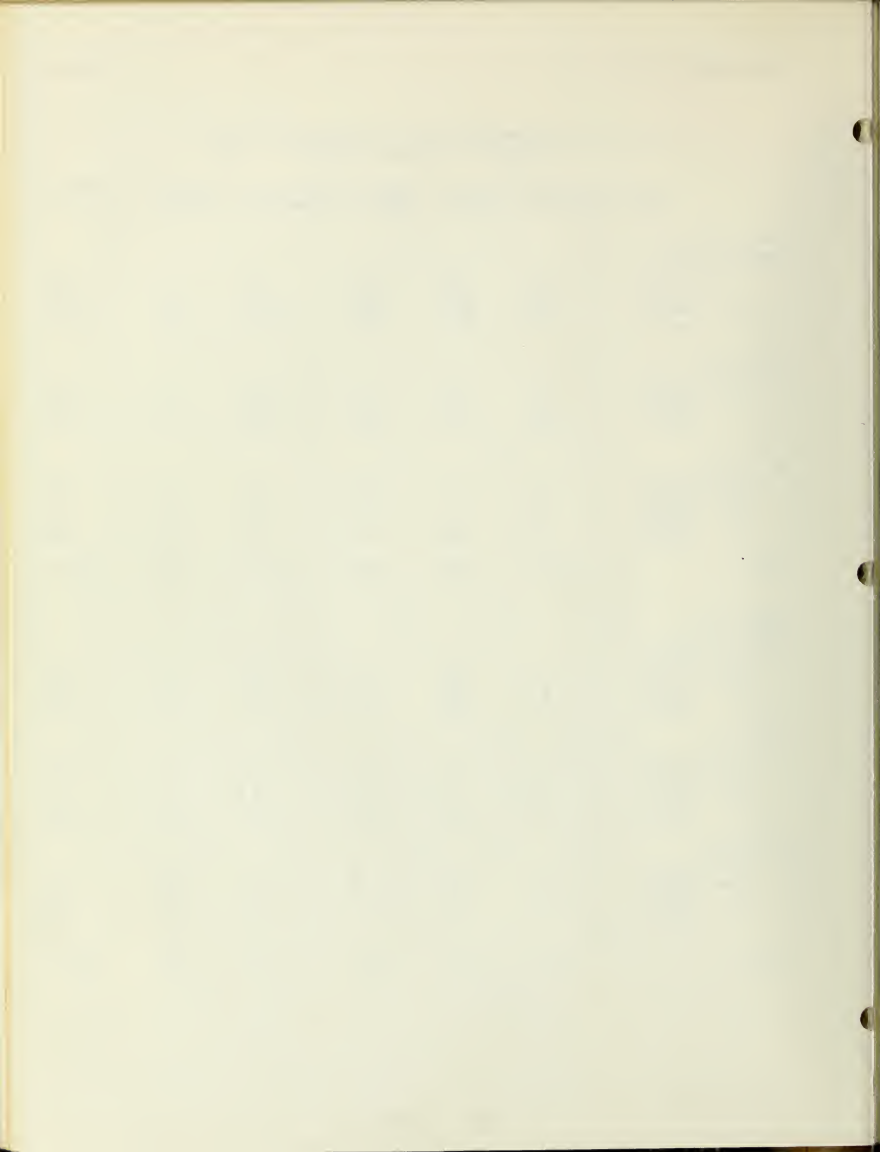


	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
OTHER RACES						
HEAD UNDER 35						
1 PERSON	6	0	0	0	0	6
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	5	11	5	10	5	36
5+ PERS - W/CH	5	5	0	0	5	15
TOTAL	16	16	5	10	10	57
HEAD 35-59						
1 PERSON	0	9	5	0	0	14
2 PERS - NO CH	0	0	5	5	0	10
3+PERS - NO CH	0	5	0	5	5	15
2-4PERS - W/CH	0	0	15	10	5	30
5+ PERS - W/CH	4	11	36	20	10	81
TOTAL	4	25	61	40	20	150
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	20	41	66	50	30	207
TOTAL						
HEAD UNDER 35						
1 PERSON	72	15	0	5	0	92
2 PERS - NO CH	45	64	60	90	25	284
3+PERS - NO CH	0	0	13	5	5	23
2-4PERS - W/CH	75	152	122	122	30	501
5+ PERS - W/CH	71	107	80	120	20	398
TOTAL	263	338	275	342	80	1298
HEAD 35-59						
1 PERSON	158	143	36	10	10	357
2 PERS - NO CH	159	209	326	460	264	1418
3+PERS - NO CH	20	77	85	228	296	706
2-4PERS - W/CH	155	247	398	516	400	1716
5+ PERS - W/CH	73	196	305	382	468	1424
TOTAL	565	872	1150	1596	1438	5621
HEAD OVER 60						
1 PERSON	392	94	34	30	16	566
2 PERS - NO CH	356	302	240	262	173	1333
3+PERS - NO CH	34	51	66	112	187	450
2-4PERS - W/CH	21	11	19	30	35	116
5+ PERS - W/CH	0	15	0	5	19	39
TOTAL	803	473	359	439	430	2504
GRAND TOTAL	1631	1683	1784	2377	1948	9423



TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	19	22	13	4	0	58
3-4 ROOMS	6	85	191	25	0	307
5+ ROOMS	52	104	234	129	44	563
TOTAL	77	211	438	158	44	928
2-4 UNITS						
1-2 ROOMS	18	40	0	0	0	58
3-4 ROOMS	7	71	87	29	0	194
5+ ROOMS	0	4	32	6	5	47
TOTAL	25	115	119	35	5	299
5+ UNITS						
1-2 ROOMS	0	6	12	0	0	18
3-4 ROOMS	0	6	33	19	7	65
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	12	45	19	7	83
TOTAL	102	338	602	212	56	1310
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	7	0	0	0	0	7
3-4 ROOMS	0	34	14	0	0	48
5+ ROOMS	6	23	9	5	0	43
TOTAL	13	57	23	5	0	98
2-4 UNITS						
1-2 ROOMS	0	5	0	0	0	5
3-4 ROOMS	0	10	10	0	0	20
5+ ROOMS	0	0	7	0	0	7
TOTAL	0	15	17	0	0	32
5+ UNITS						
1-2 ROOMS	0	5	0	0	0	5
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	5	0	0	5
TOTAL	0	5	5	0	0	10
TOTAL	13	77	45	5	0	140



(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	0	6	0	0	0	6
3-4 ROOMS	0	5	0	0	0	5
5+ ROOMS	0	0	0	7	0	7
TOTAL	0	11	0	7	0	18
2-4 UNITS						
1-2 ROOMS	0	5	0	0	0	5
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	5	0	0	0	5
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	0	16	0	7	0	23
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	26	28	13	4	0	71
3-4 ROOMS	6	124	205	25	0	360
5+ ROOMS	58	127	243	141	44	613
TOTAL	90	279	461	170	44	1044
2-4 UNITS						
1-2 ROOMS	18	50	0	0	0	68
3-4 ROOMS	7	81	97	29	0	214
5+ ROOMS	0	4	39	6	5	54
TOTAL	25	135	136	35	5	336
5+ UNITS						
1-2 ROOMS	0	11	12	0	0	23
3-4 ROOMS	0	6	33	19	7	65
5+ ROOMS	0	0	5	0	0	5
TOTAL	0	17	50	19	7	93
TOTAL	115	431	647	224	56	1473

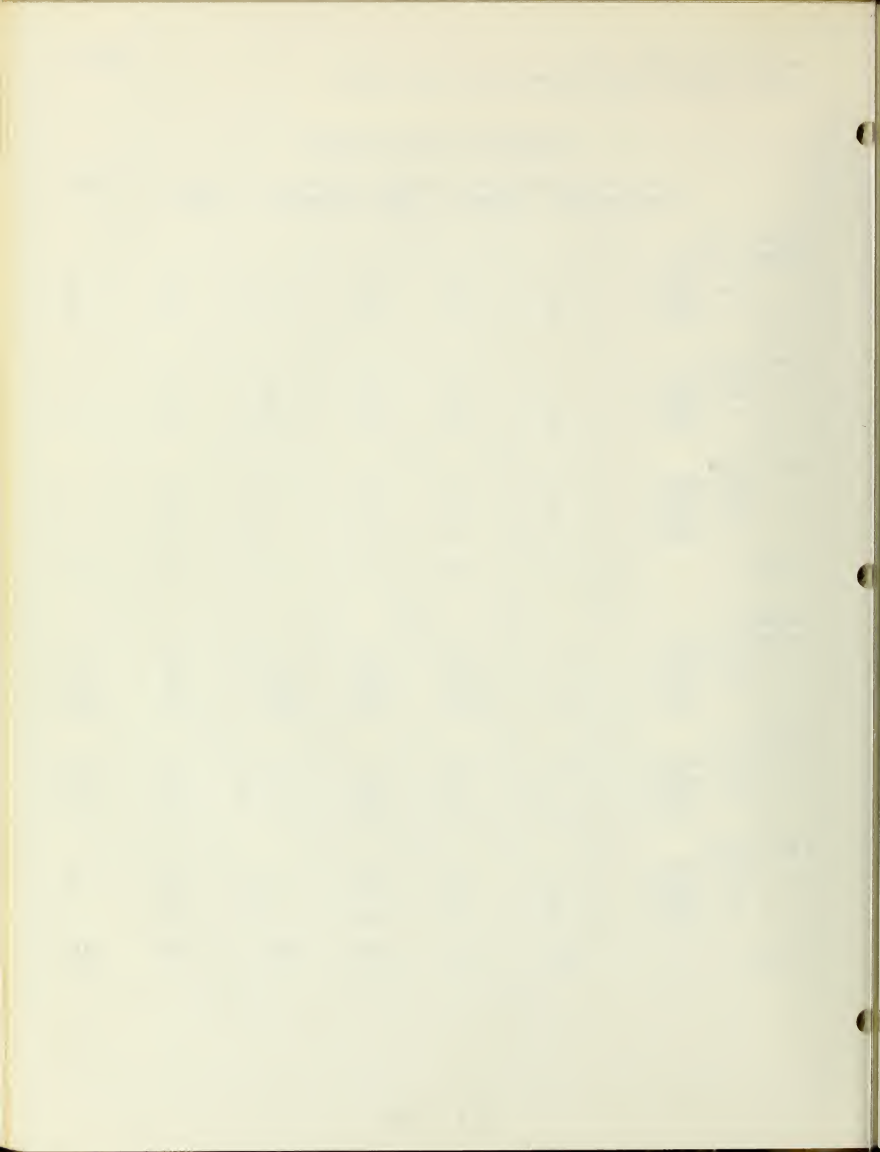


TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	-----VALUE-----					TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2						
1-2 ROOMS	0	0	5	0	0	5
3-4 ROOMS	140	590	229	11	0	970
5+ ROOMS	174	1487	2031	962	1984	6638
TOTAL	314	2077	2265	973	1984	7613
CONDITION 3						
1-2 ROOMS	0	5	0	0	0	5
3-4 ROOMS	34	14	5	0	0	53
5+ ROOMS	34	127	24	0	5	190
TOTAL	68	146	29	0	5	248
CONDITION 4						
1-2 ROOMS	5	0	0	0	0	5
3-4 ROOMS	20	0	0	0	0	20
5+ ROOMS	11	5	0	0	0	16
TOTAL	36	5	0	0	0	41
TOTAL						
1-2 ROOMS	5	5	5	0	0	15
3-4 ROOMS	194	604	234	11	0	1043
5+ ROOMS	219	1619	2055	962	1989	6844
TOTAL	418	2228	2294	973	1989	7902
GRAND TOTAL	836	4456	4588	1946	3978	15804

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

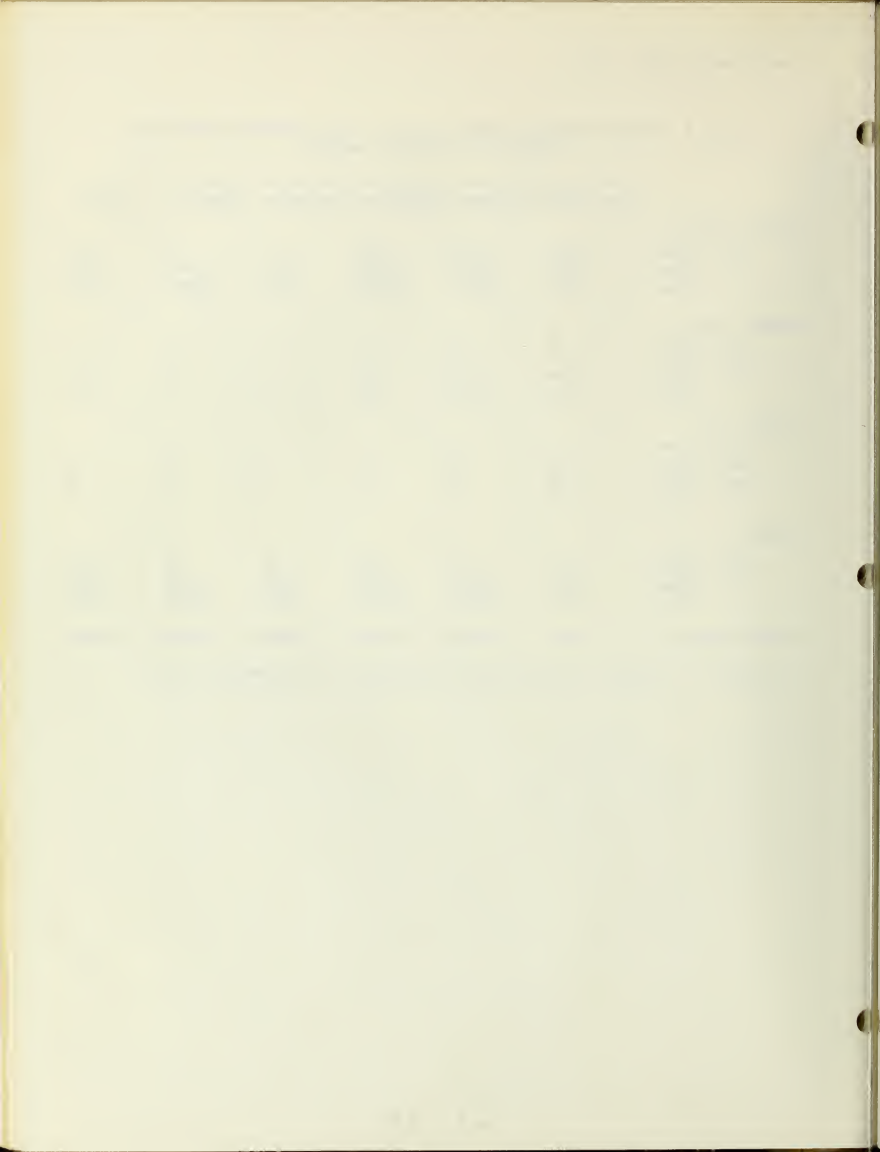


TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	473	342	344	151	1310
CONDITION 3	109	20	6	5	140
CONDITION 4	5	12	6	0	23
ALL CONDITIONS	587	374	356	156	1473

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	518	563	145	18	1244
CONDITION 3	39	71	16	4	130
CONDITION 4	0	5	12	0	17
ALL CONDITIONS	557	639	173	22	1391

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.

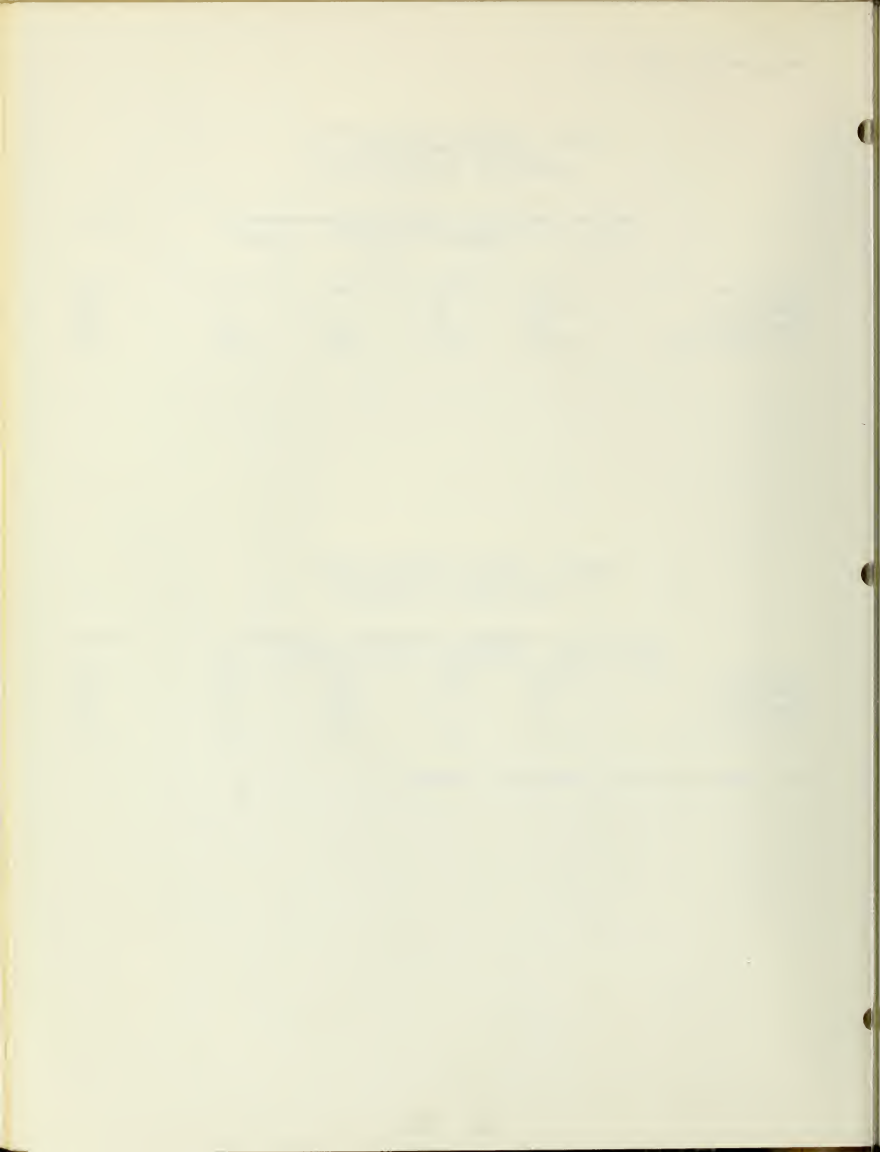


TABLE 6. OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

	INCOME					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
1 PERSON	76	9	0	0	0	85
2 PERS - NO CH	26	46	5	16	5	98
3+PERS - NO CH	5	5	10	0	5	25
2-4PERS - W/CH	25	36	19	6	0	86
5+ PERS - W/CH	0	22	20	5	0	47
TOTAL	132	118	54	27	10	341
NEGRO						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	16	0	0	5	0	21
3+PERS - NO CH	0	0	15	0	0	15
2-4PERS - W/CH	9	5	10	10	0	34
5+ PERS - W/CH	9	15	5	10	5	44
TOTAL	34	20	30	25	5	114
OTHER RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
ALL RACES						
1 PERSON	76	9	0	0	0	85
2 PERS - NO CH	42	46	5	21	5	119
3+PERS - NO CH	5	5	25	0	5	40
2-4PERS - W/CH	34	41	29	16	0	120
5+ PERS - W/CH	9	37	25	15	5	91
TOTAL	166	138	84	52	15	455
GRAND TOTAL	332	276	168	104	30	910

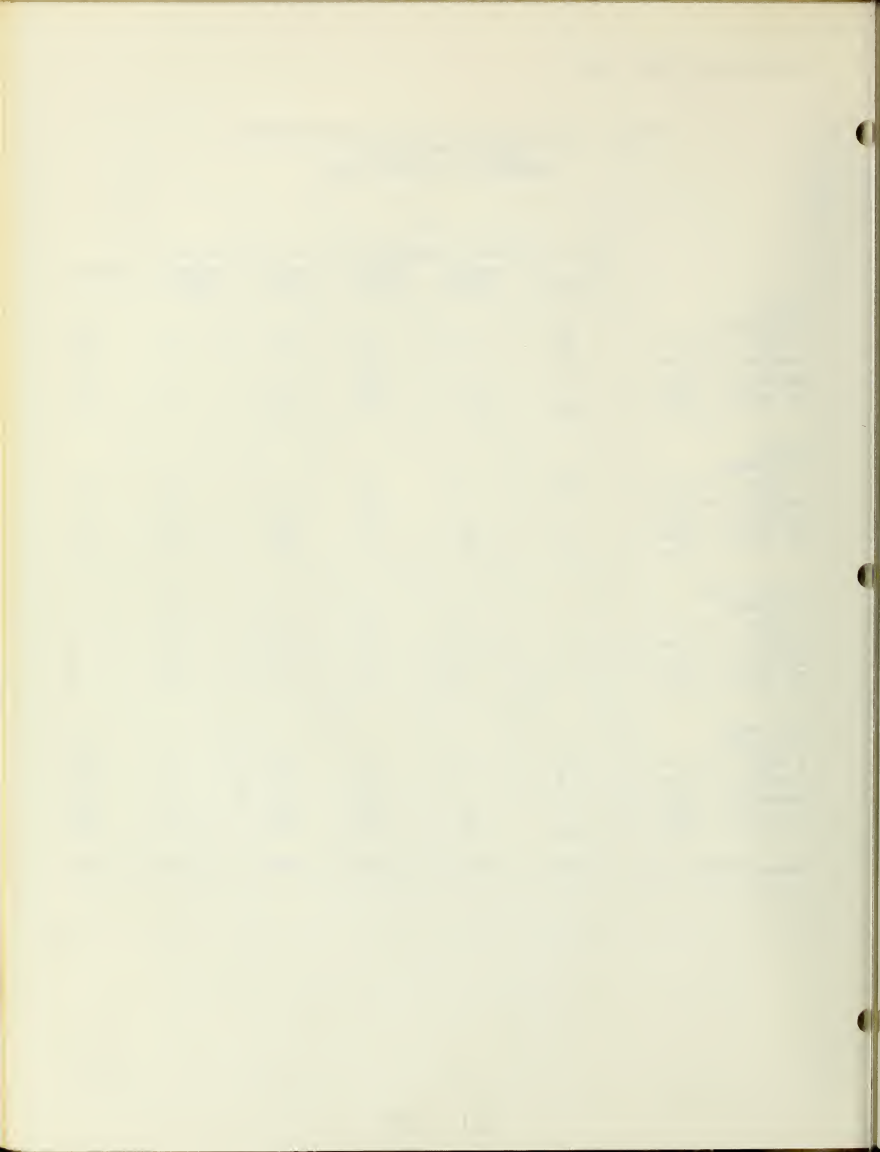
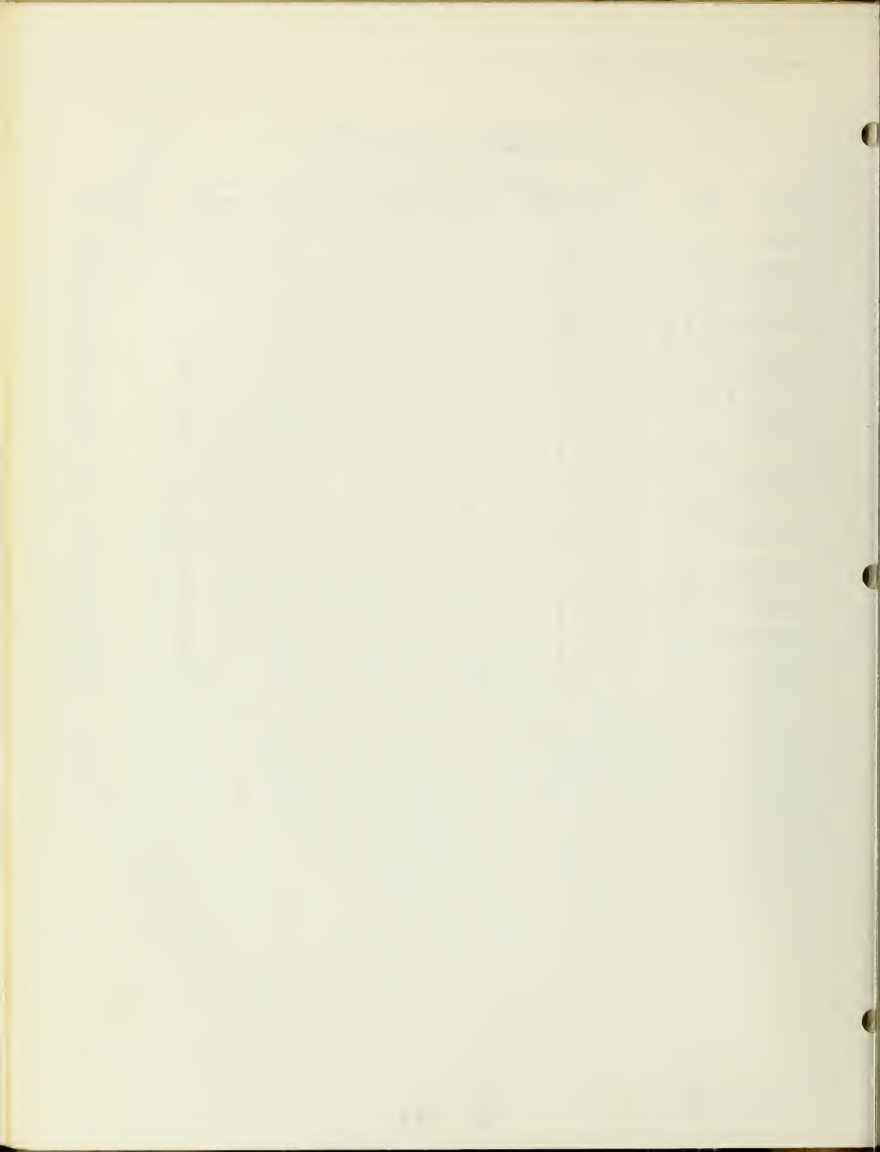


TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	3-4PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	32	5	0	0	0	37
	GT \$ 4	68	17	0	57	13	155
\$2-2999	LT \$ 4	0	0	0	0	0	0
	\$ 40- 6	0	17	0	0	5	22
	GT \$ 6	10	27	0	0	0	37
\$3-3999	LT \$ 6	22	7	5	33	9	76
	\$ 60- 8	17	21	0	9	0	47
	GT \$ 8	0	7	0	10	37	54
\$4-4999	LT \$ 8	15	26	0	19	5	65
	\$ 80-10	14	5	0	22	9	50
	GT \$10	0	5	0	0	12	17
\$5-5999	LT \$10	28	62	11	50	42	193
	\$100-12	0	0	0	20	12	32
	GT \$12	5	7	0	0	0	12
\$6-6999	LT \$12	0	51	13	25	16	105
	\$120-14	0	0	0	3	0	3
	GT \$14	0	0	0	7	7	14
\$7-7999	LT \$14	10	58	0	76	21	165
	GT \$14	0	0	0	9	6	15
\$8-8999	LT \$15	0	0	0	0	5	5
	GT \$15	0	22	6	10	16	54
\$9-9999	LT \$15	0	0	0	6	0	6
	GT \$15	0	26	0	30	5	61
GT10000	LT \$15	0	0	0	12	7	19
	GT \$15	5	33	61	33	15	147
TOTAL		226	396	96	431	242	1391



SAN FRANCISCO HOUSING INVENTORY

1960 Census of Housing Cross-Tabs: San Francisco Community Renewal Program

Area: 21

J	Type	C1	C2	C3	C4	Total	Total
2	SF/Rent/1-2	4	59	7	6	76	1151
4	SF/Rent/3-4	49	320	48	5	422	
6	SF/Rent/5-6	166	344	39	7	556	
8	SF/Rent/7+	36	57	4	0	97	
3	SF/Own/1-4	220	760	58	30	1068	7965
5	SF/Own/5-6	2604	2058	171	21	4854	
7	SF/Own/7+	1828	191	24	0	2043	
12	2-4/Rent/1	0	0	0	0	0	305
14	2-4/Rent/2	0	58	5	5	68	
16	2-4/Rent/3-4	10	165	20	0	195	
18	2-4/Rent/5-6	5	26	7	0	38	
20	2-4/Rent/7+	0	4	0	0	4	
15	2-4/Own/1-4	16	41	0	0	57	124
17	2-4/Own/5-6	20	31	5	5	61	
19	2-4/Own/7+	6	0	0	0	6	
22	5+/Rent/1	0	0	0	0	0	
24	5+/Rent/2	7	0	0	0	7	50
26	5+/Rent/3-4	27	6	5	0	38	
28	5+/Rent/5-6	0	0	5	0	5	
30	5+/Rent/7+	0	0	0	0	0	
25	Pub.Hsng/3-4	0	0	0	0	0	
27	Pub.Hsng/5-6	0	0	0	0	0	0
29	Pub.Hsng/7+	0	0	0	0	0	
Total		4998	4120	398	79		9595



	-----INCOME-----					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
HEAD UNDER 35						
1 PERSON	0	5	0	0	0	5
2 PERS - NO CH	0	11	0	10	15	36
3+PERS - NO CH	0	0	0	0	5	5
2-4PERS - W/CH	5	10	6	10	5	36
5+ PERS - W/CH	0	5	15	10	5	35
TOTAL	5	31	21	30	30	117
HEAD 35-59						
1 PERSON	25	24	20	0	0	69
2 PERS - NO CH	30	25	29	90	163	337
3+PERS - NO CH	20	0	4	106	100	230
2-4PERS - W/CH	45	15	56	125	297	538
5+ PERS - W/CH	10	10	35	90	300	445
TOTAL	130	74	144	411	860	1619
HEAD OVER 60						
1 PERSON	89	40	20	25	10	184
2 PERS - NO CH	99	69	75	130	143	516
3+PERS - NO CH	10	36	15	45	105	211
2-4PERS - W/CH	0	0	0	10	25	35
5+ PERS - W/CH	0	0	0	5	10	15
TOTAL	198	145	110	215	293	961
GRAND TOTAL	333	250	275	656	1183	2697
NEGRO						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	5	0	5
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	5	0	5
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	0	0	0	5	0	5

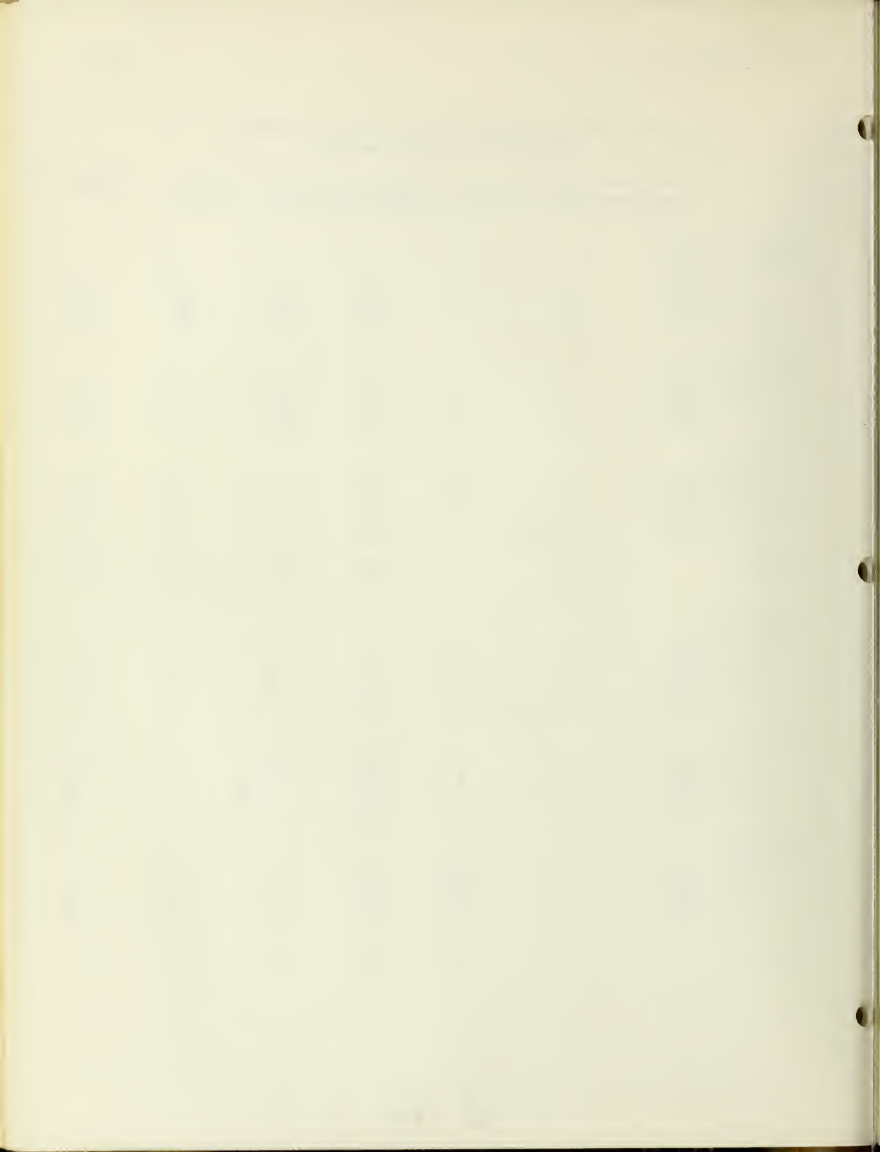


	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
OTHER RACES						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	0	0	0	0	0	0
TOTAL						
HEAD UNDER 35						
1 PERSON	0	5	0	0	0	5
2 PERS - NO CH	0	11	0	10	15	36
3+PERS - NO CH	0	0	0	0	5	5
2-4PERS - W/CH	5	10	6	10	5	36
5+ PERS - W/CH	0	5	15	10	5	35
TOTAL	5	31	21	30	30	117
HEAD 35-59						
1 PERSON	25	24	20	0	0	69
2 PERS - NO CH	30	25	29	95	163	342
3+PERS - NO CH	20	0	4	106	100	230
2-4PERS - W/CH	45	15	56	125	297	538
5+ PERS - W/CH	10	10	35	90	300	445
TOTAL	130	74	144	416	860	1624
HEAD OVER 60						
1 PERSON	89	40	20	25	10	184
2 PERS - NO CH	99	69	75	130	143	516
3+PERS - NO CH	10	36	15	45	105	211
2-4PERS - W/CH	0	0	0	10	25	35
5+ PERS - W/CH	0	0	0	5	10	15
TOTAL	198	145	110	215	293	961
GRAND TOTAL	333	250	275	661	1183	2702



TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

RENT						TOTAL
LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+		
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	6	0	0	0	0	6
3-4 ROOMS	0	0	5	0	0	5
5+ ROOMS	11	0	19	17	32	79
TOTAL	17	0	24	17	32	90
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	19	0	19
5+ ROOMS	0	0	6	6	0	12
TOTAL	0	0	6	25	0	31
5+ UNITS						
1-2 ROOMS	0	0	5	0	0	5
3-4 ROOMS	0	6	26	6	0	38
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	6	31	6	0	43
TOTAL	17	6	61	48	32	164
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0



(NUMBER OF HOUSING UNITS)

----- RENT -----							TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+		
CONDITION 4							
SINGLE FAMILY							
1-2 ROOMS	0	0	0	0	0		0
3-4 ROOMS	0	0	0	0	0		0
5+ ROOMS	0	0	0	0	0		0
TOTAL	0	0	0	0	0		0
2-4 UNITS							
1-2 ROOMS	0	0	0	0	0		0
3-4 ROOMS	0	0	0	0	0		0
5+ ROOMS	0	0	0	0	0		0
TOTAL	0	0	0	0	0		0
5+ UNITS							
1-2 ROOMS	0	0	0	0	0		0
3-4 ROOMS	0	0	0	0	0		0
5+ ROOMS	0	0	0	0	0		0
TOTAL	0	0	0	0	0		0
TOTAL	0	0	0	0	0		0
TOTALS							
SINGLE FAMILY							
1-2 ROOMS	6	0	0	0	0		6
3-4 ROOMS	0	0	5	0	0		5
5+ ROOMS	11	0	19	17	32		79
TOTAL	17	0	24	17	32		90
2-4 UNITS							
1-2 ROOMS	0	0	0	0	0		0
3-4 ROOMS	0	0	0	19	0		19
5+ ROOMS	0	0	6	6	0		12
TOTAL	0	0	6	25	0		31
5+ UNITS							
1-2 ROOMS	0	0	5	0	0		5
3-4 ROOMS	0	6	26	6	0		38
5+ ROOMS	0	0	0	0	0		0
TOTAL	0	6	31	6	0		43
TOTAL	17	6	61	48	32		164

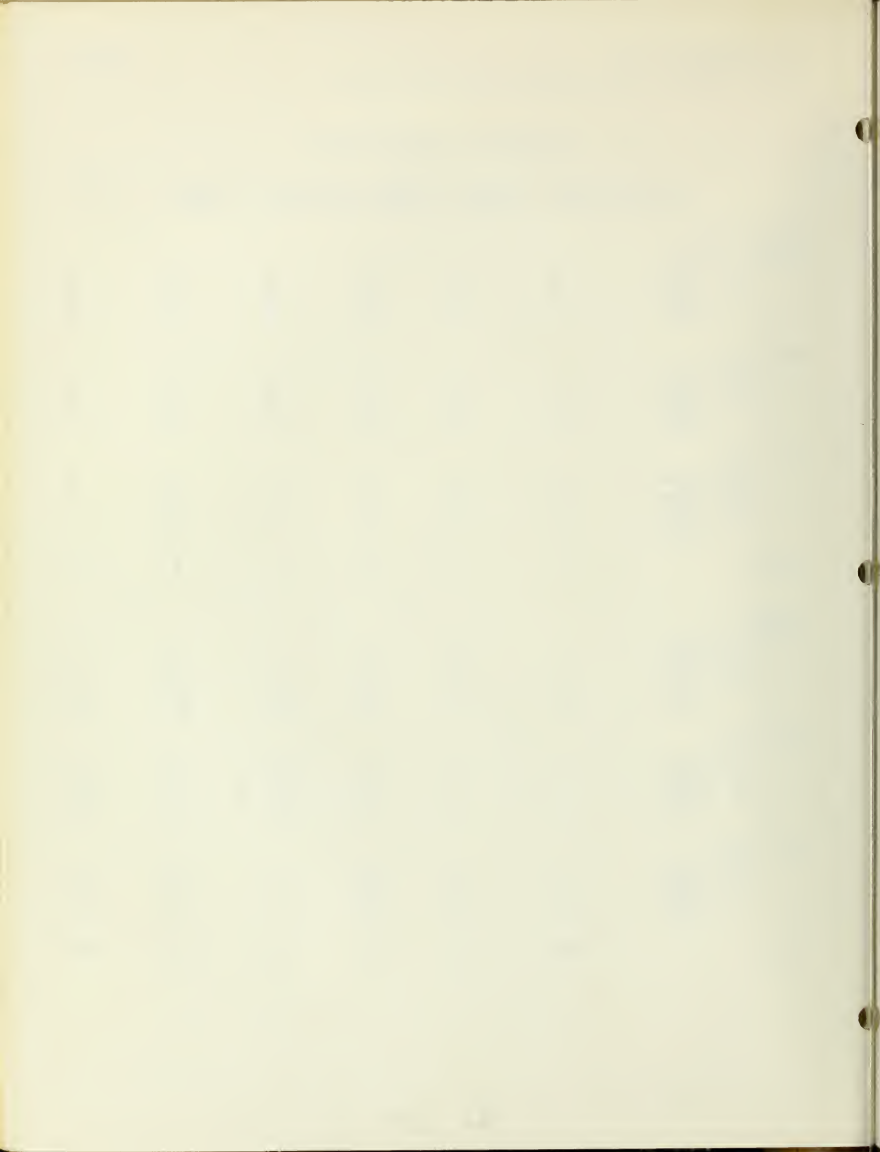


TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

-----VALUE-----							TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +		
CONDITION 1-2							
1-2 ROOMS	0	0	0	0	0	0	0
3-4 ROOMS	0	0	0	5	0	5	5
5+ ROOMS	0	65	429	556	1509	2559	2559
TOTAL	0	65	429	561	1509	2564	2564
CONDITION 3							
1-2 ROOMS	0	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
CONDITION 4							
1-2 ROOMS	0	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
TOTAL							
1-2 ROOMS	0	0	0	0	0	0	0
3-4 ROOMS	0	0	0	5	0	5	5
5+ ROOMS	0	65	429	556	1509	2559	2559
TOTAL	0	65	429	561	1509	2564	2564
GRAND TOTAL	0	130	858	1122	3018	5128	5128

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

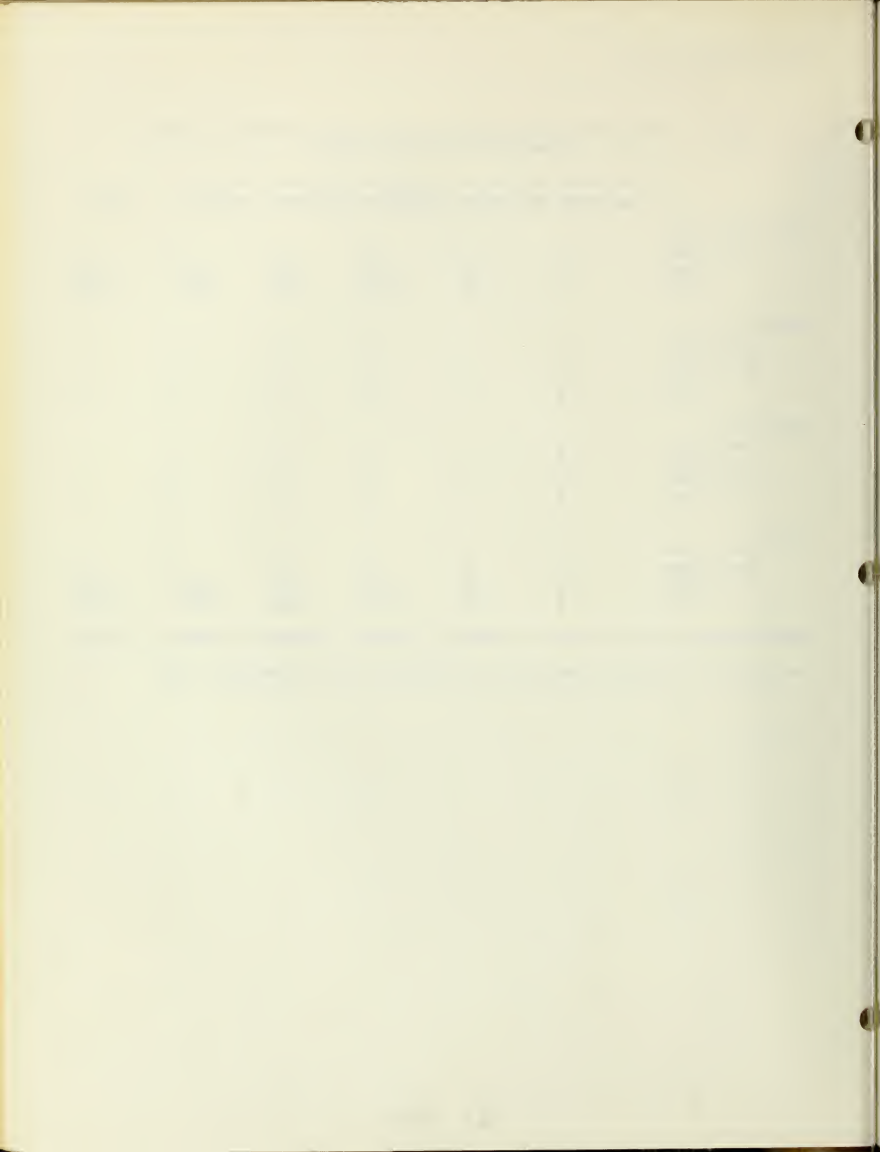


TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	43	84	31	6	164
CONDITION 3	0	0	0	0	0
CONDITION 4	0	0	0	0	0
ALL CONDITIONS	43	84	31	6	164

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	88	50	0	5	143
CONDITION 3	0	0	0	0	0
CONDITION 4	0	0	0	0	0
ALL CONDITIONS	88	50	0	5	143

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.



TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

	INCOME					TOTAL
	\$ -0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
NEGRO						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
OTHER RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
ALL RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	0	0	0	0	0	0

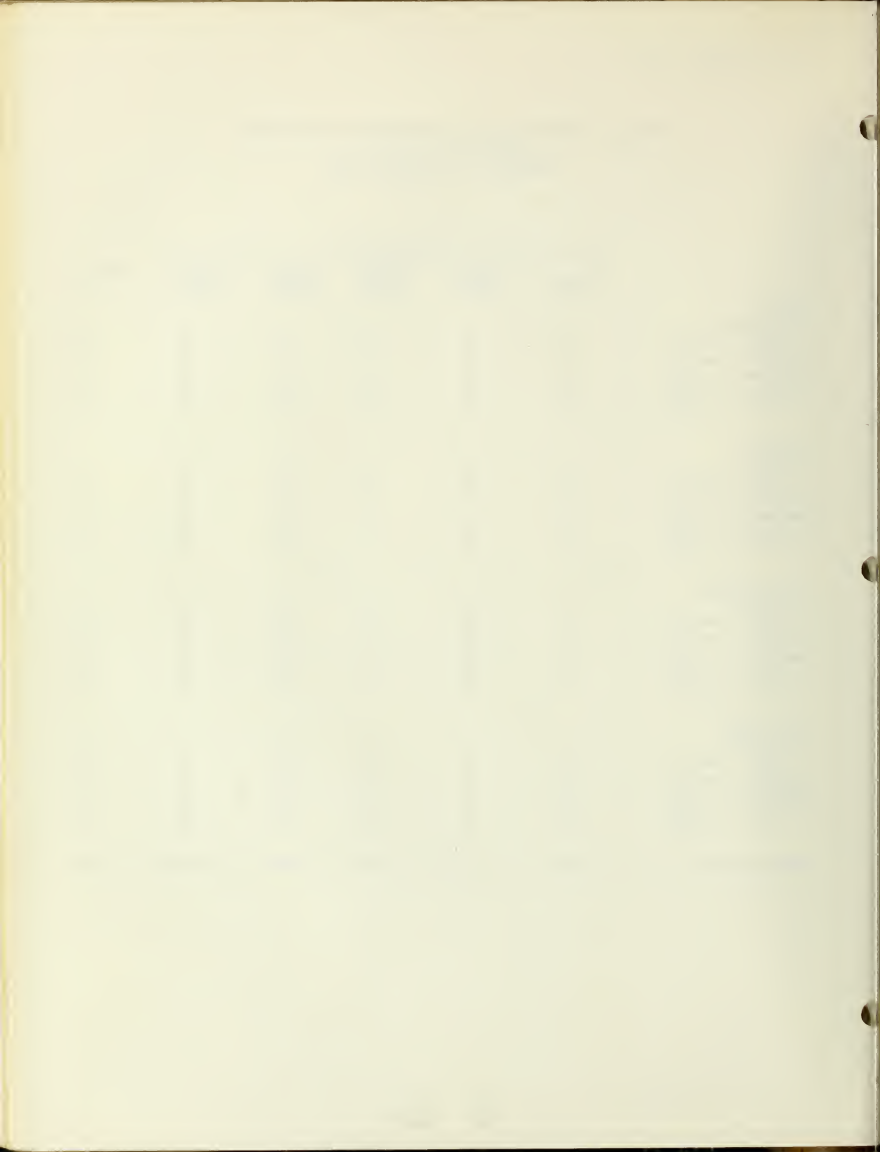
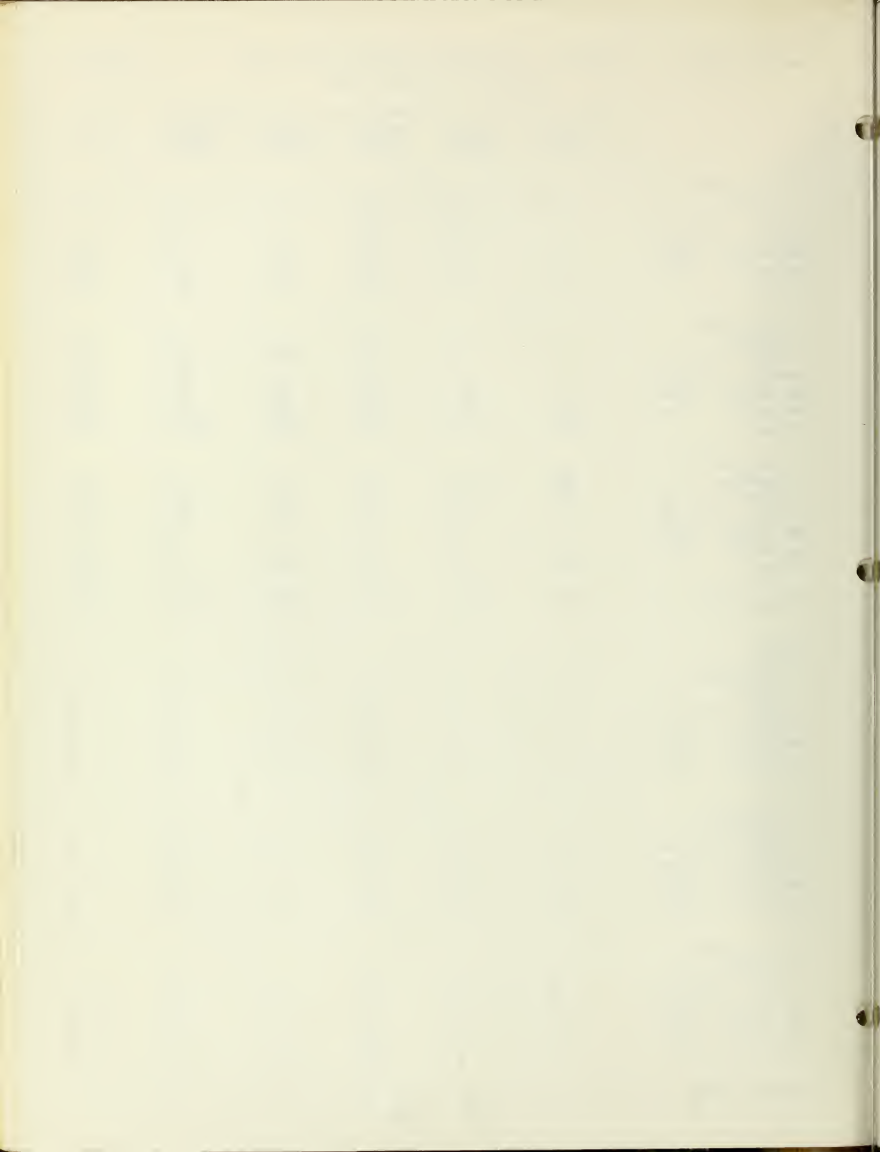


TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	4+PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	0	0	0	0	0	0
	GT \$ 4	0	0	0	0	0	0
\$2-2999	LT \$ 4	0	0	0	0	0	0
	\$ 40- 6	0	0	0	0	0	0
	GT \$ 6	0	10	0	0	0	10
\$3-3999	LT \$ 6	0	0	0	0	0	0
	\$ 60- 8	0	6	0	0	0	6
	GT \$ 8	0	0	0	0	0	0
\$4-4999	LT \$ 8	0	0	0	0	0	0
	\$ 80-10	5	0	0	0	0	5
	GT \$10	0	0	0	0	0	0
\$5-5999	LT \$10	5	6	6	0	5	22
	\$100-12	0	0	0	0	0	0
	GT \$12	5	0	0	0	0	5
\$6-6999	LT \$12	0	11	0	0	0	11
	\$120-14	0	0	0	0	0	0
	GT \$14	0	0	0	5	0	5
\$7-7999	LT \$14	0	5	0	10	0	15
	GT \$14	0	0	0	7	0	7
\$8-8999	LT \$15	0	0	0	0	5	5
	GT \$15	0	5	6	0	0	11
\$9-9999	LT \$15	0	0	0	0	0	0
	GT \$15	0	6	0	6	0	12
GT10000	LT \$15	0	0	0	12	0	12
	GT \$15	0	6	0	11	0	17
TOTAL		15	55	12	51	10	143



	INCOME-----					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	5	5
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	6	0	11	5	22
5+ PERS - W/CH	6	0	5	5	10	26
TOTAL	6	6	5	16	20	53
HEAD 35-59						
1 PERSON	5	5	0	0	5	15
2 PERS - NO CH	0	5	20	35	45	105
3+PERS - NO CH	0	0	0	0	56	56
2-4PERS - W/CH	5	15	36	96	45	197
5+ PERS - W/CH	10	20	20	45	75	170
TOTAL	20	45	76	176	226	543
HEAD OVER 60						
1 PERSON	30	20	0	0	0	50
2 PERS - NO CH	25	33	35	35	20	148
3+PERS - NO CH	0	10	0	10	35	55
2-4PERS - W/CH	0	0	5	5	0	10
5+ PERS - W/CH	0	5	0	0	5	10
TOTAL	55	68	40	50	60	273
GRAND TOTAL	81	119	121	242	306	869
NEGRO						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	0	0	0	0	0	0



	INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
OTHER RACES						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	0	0	0	0	0	0
TOTAL						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	5	5
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	6	0	11	5	22
5+ PERS - W/CH	6	0	5	5	10	26
TOTAL	6	6	5	16	20	53
HEAD 35-59						
1 PERSON	5	5	0	0	5	15
2 PERS - NO CH	0	5	20	35	45	105
3+PERS - NO CH	0	0	0	0	56	56
2-4PERS - W/CH	5	15	36	96	45	197
5+ PERS - W/CH	10	20	20	45	75	170
TOTAL	20	45	76	176	226	543
HEAD OVER 60						
1 PERSON	30	20	0	0	0	50
2 PERS - NO CH	25	33	35	35	20	148
3+PERS - NO CH	0	10	0	10	35	55
2-4PERS - W/CH	0	0	5	5	0	10
5+ PERS - W/CH	0	5	0	0	5	10
TOTAL	55	68	40	50	60	273
GRAND TOTAL	81	119	121	242	306	869

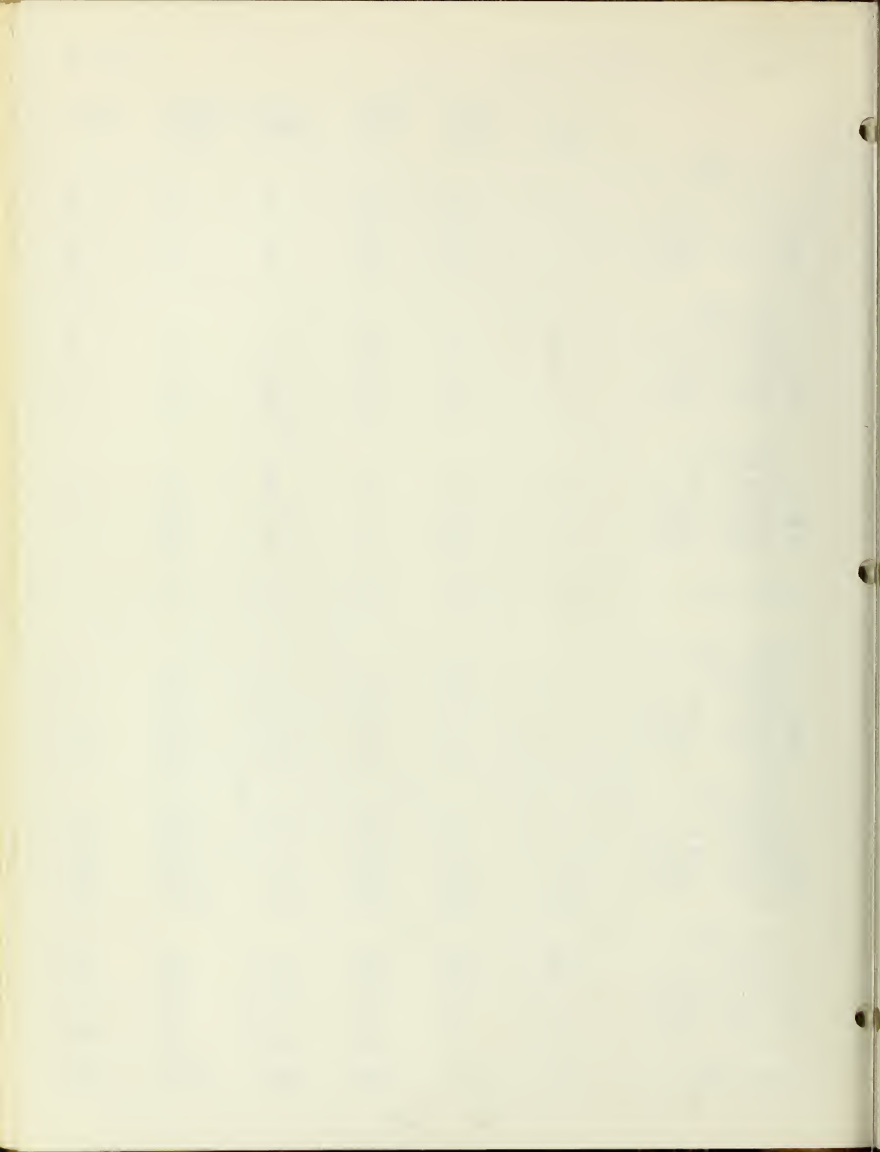
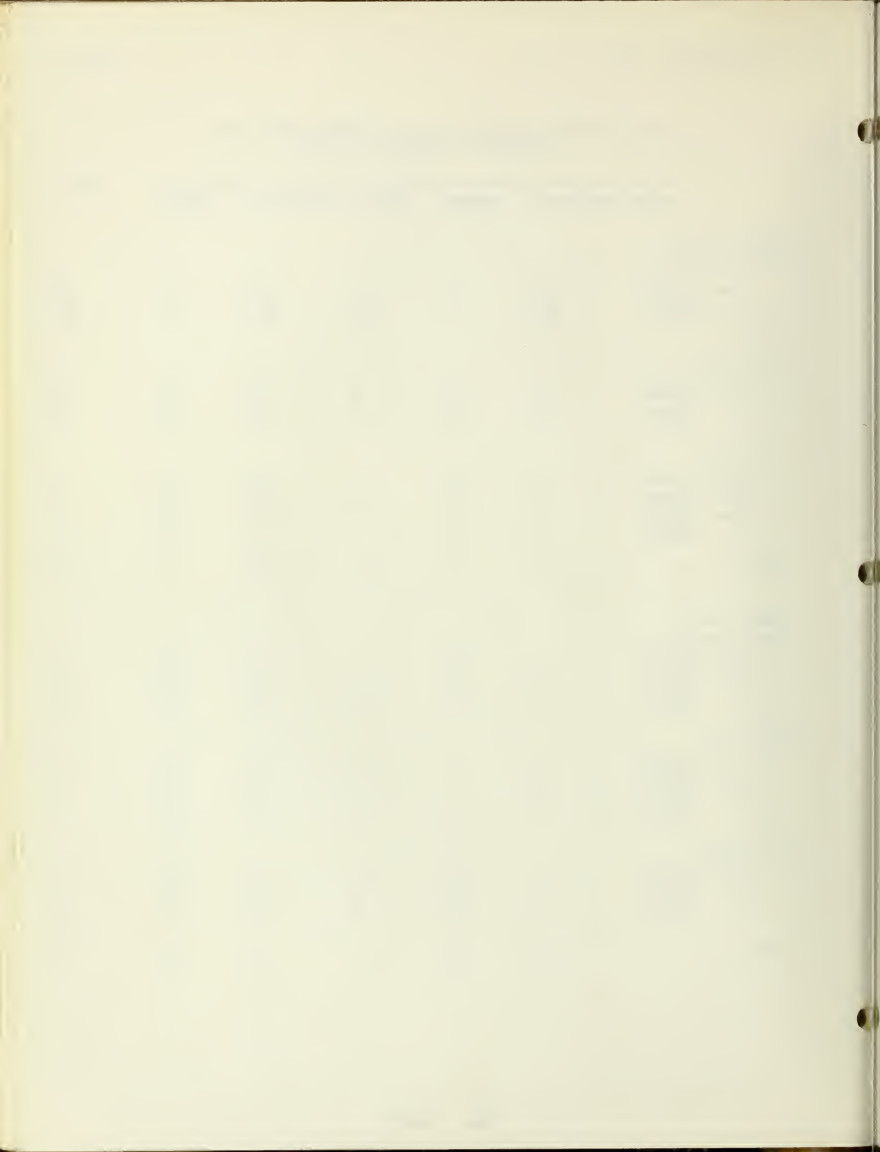


TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

RENT						TOTAL
LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+		
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	
3-4 ROOMS	0	0	0	0	0	
5+ ROOMS	15	0	11	18	50	
TOTAL	15	0	11	18	50	
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	
3-4 ROOMS	0	0	0	0	0	
5+ ROOMS	0	0	0	0	0	
TOTAL	0	0	0	0	0	
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	
3-4 ROOMS	0	0	0	0	0	
5+ ROOMS	0	0	0	0	0	
TOTAL	0	0	0	0	0	
TOTAL	15	0	11	18	50	
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	
3-4 ROOMS	0	0	0	0	0	
5+ ROOMS	0	0	0	0	0	
TOTAL	0	0	0	0	0	
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	
3-4 ROOMS	0	0	0	0	0	
5+ ROOMS	0	0	0	0	0	
TOTAL	0	0	0	0	0	
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	
3-4 ROOMS	0	0	0	0	0	
5+ ROOMS	0	0	0	0	0	
TOTAL	0	0	0	0	0	
TOTAL	0	0	0	0	0	



(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	15	0	11	18	6	50
TOTAL	15	0	11	18	6	50
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	15	0	11	18	6	50

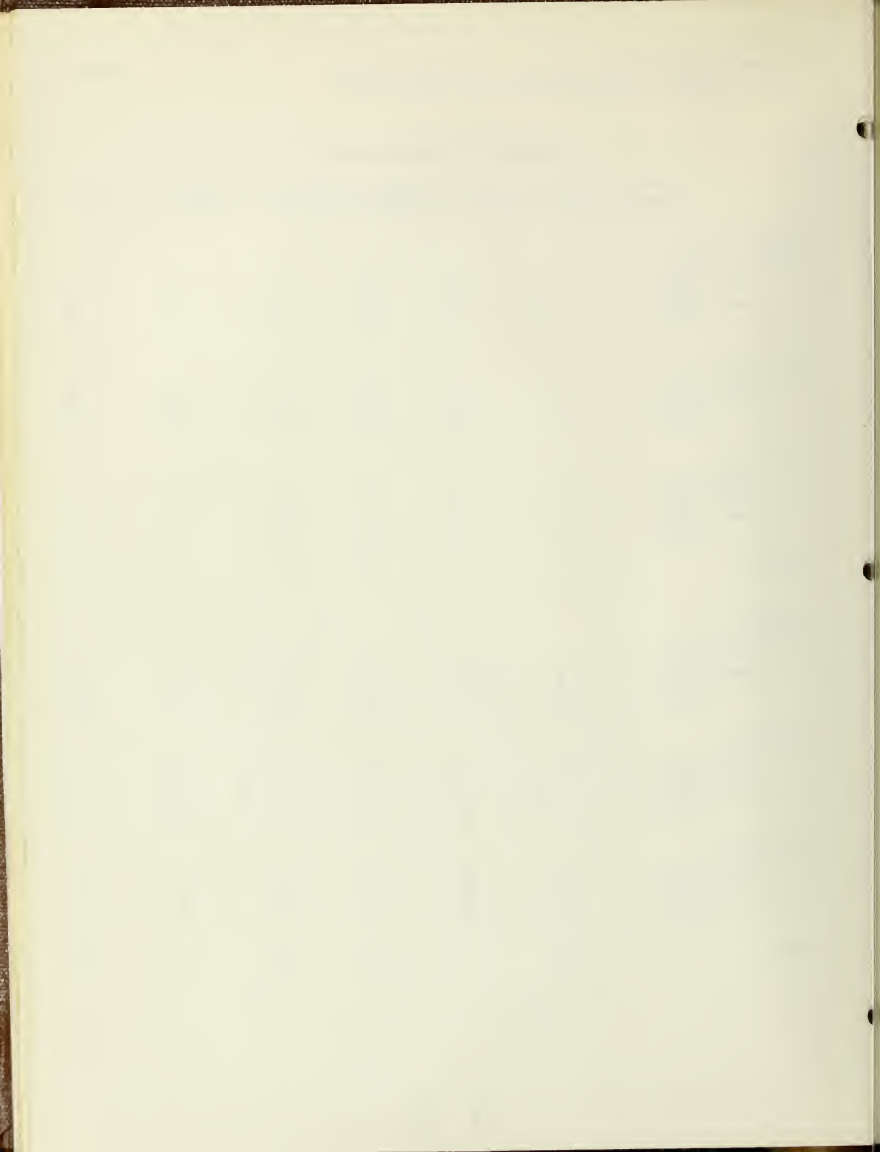


TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	-----VALUE-----					TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	30	100	225	431	786
TOTAL	0	30	100	225	431	786
CONDITION 3						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	5	5
TOTAL	0	0	0	0	5	5
CONDITION 4						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	30	100	225	436	791
TOTAL	0	30	100	225	436	791
GRAND TOTAL	0	60	200	450	872	1582

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

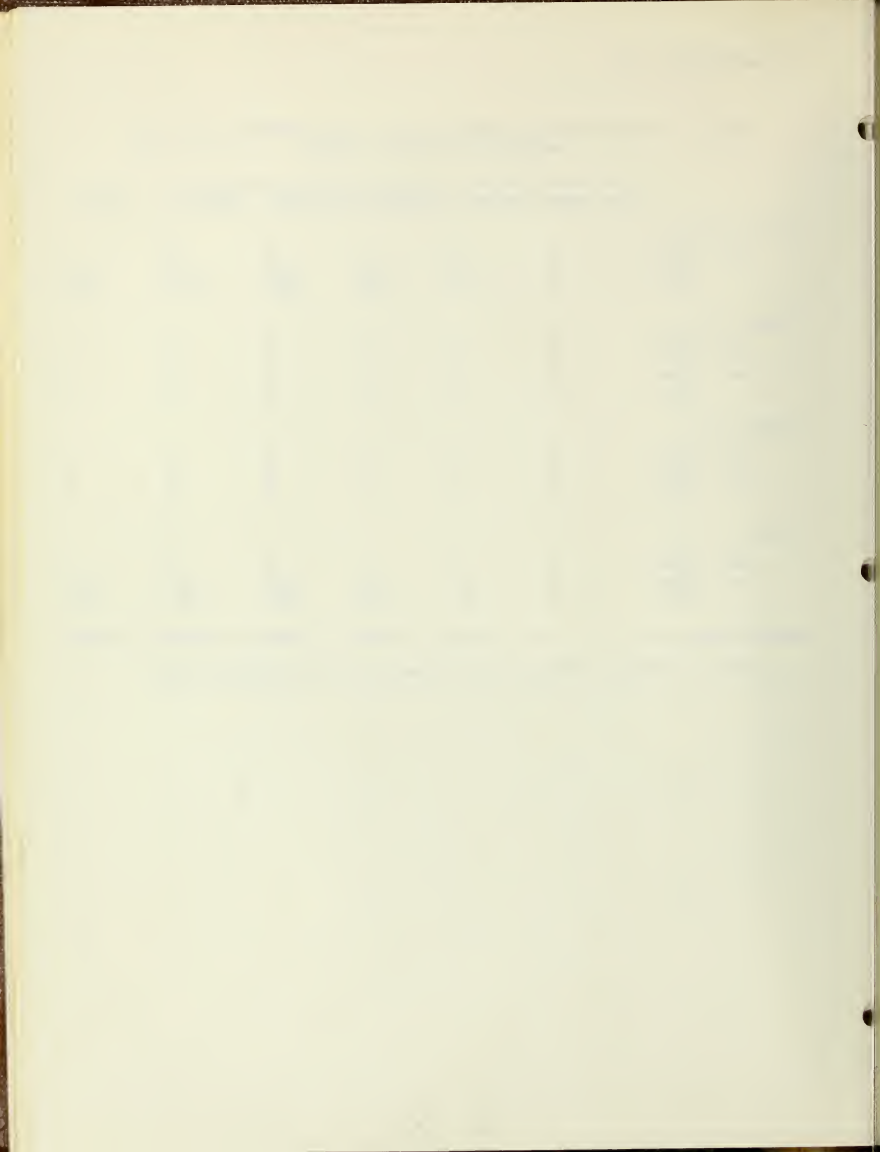


TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	39	11	0	0	50
CONDITION 3	0	0	0	0	0
CONDITION 4	0-	0	0	0	0
ALL CONDITIONS	39	11	0	0	50

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	28	22	0	0	50
CONDITION 3	0	0	0	0	0
CONDITION 4	0	0	0	0	0
ALL CONDITIONS	28	22	0	0	50

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.

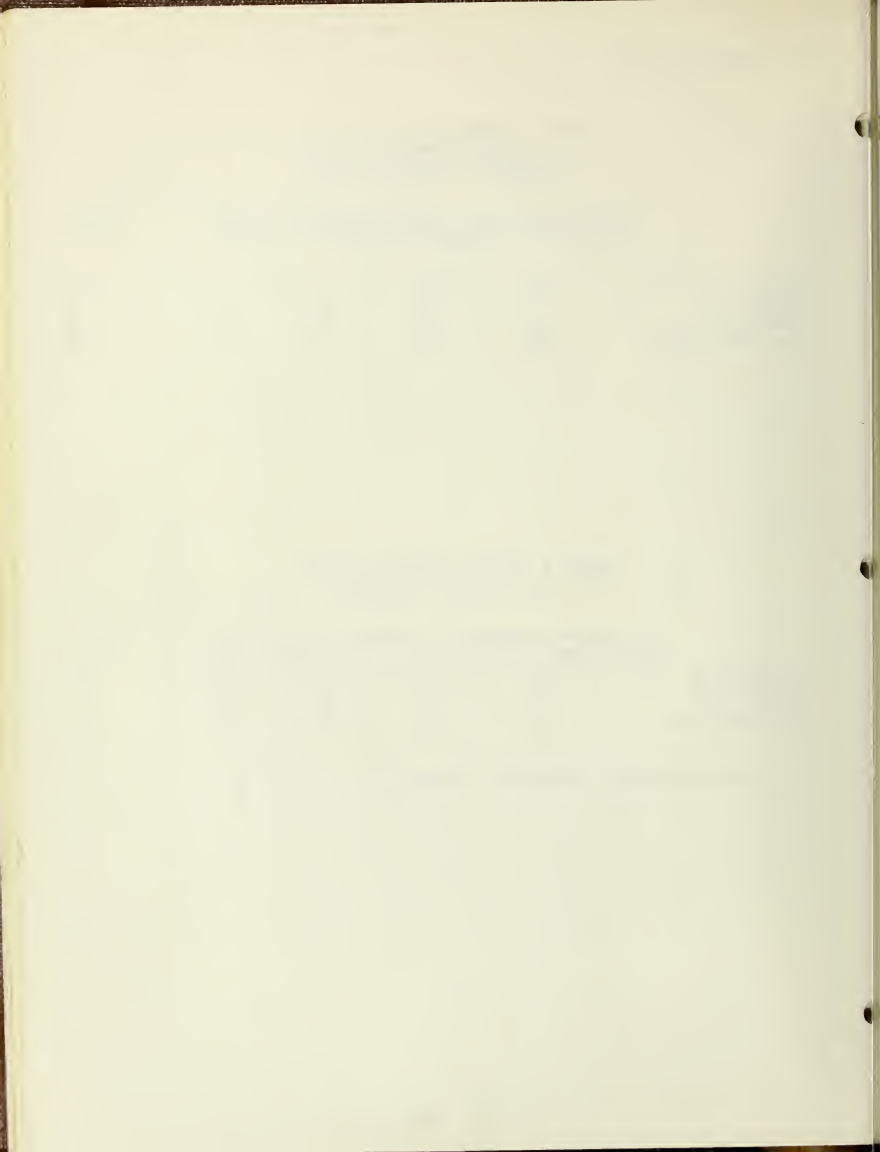


TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

	INCOME					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	5	5
2-4 PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	5	5
NEGRO						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4 PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
OTHER RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4 PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
ALL RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	5	5
2-4 PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	5	5
GRAND TOTAL	0	0	0	0	10	10

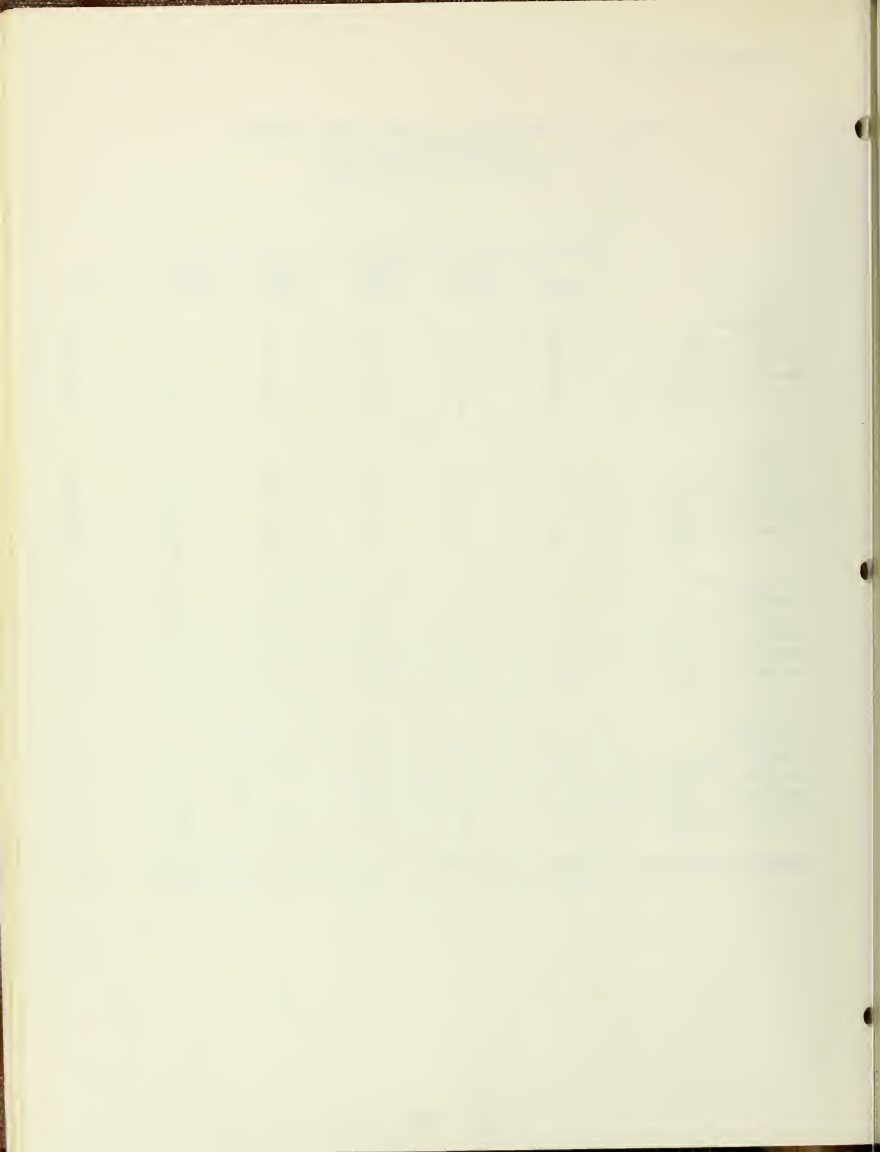
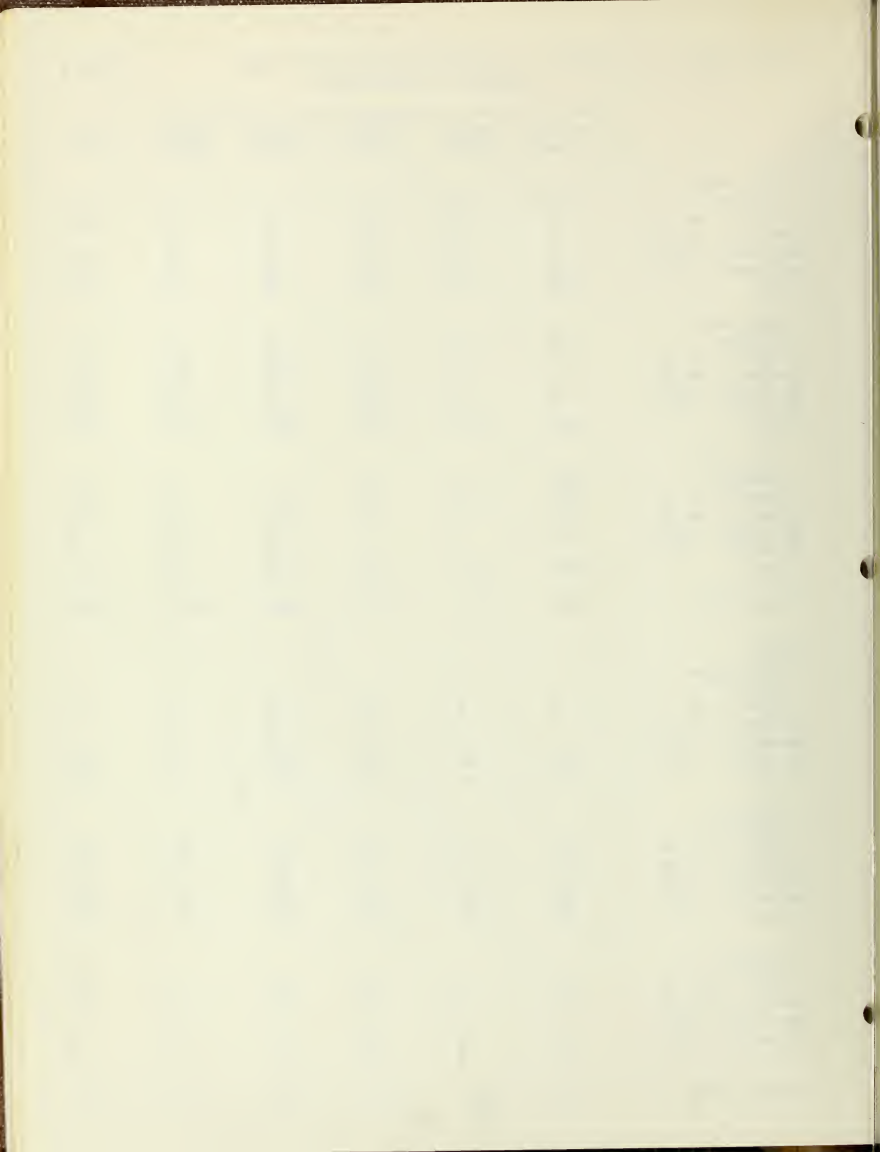


TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE - TYPE-----					TOTAL
		1 PERS	2PERS NO CH	3+PERS NO CH	2-4PERS W/CH	5+PERS W/CH	
\$0-1999	LT \$ 4	5	0	0	0	0	5
	GT \$ 4	0	0	0	0	0	0
\$2-2999	LT \$ 4	0	0	0	0	0	0
	\$ 40- 6	0	0	0	0	0	0
	GT \$ 6	0	0	0	0	0	0
\$3-3999	LT \$ 6	0	0	0	0	0	0
	\$ 60- 8	0	0	0	0	0	0
	GT \$ 8	0	0	0	0	6	6
\$4-4999	LT \$ 8	0	5	0	0	0	5
	\$ 80-10	0	0	0	5	0	5
	GT \$10	0	0	0	0	0	0
\$5-5999	LT \$10	0	0	5	0	0	5
	\$100-12	0	0	0	6	0	6
	GT \$12	0	0	0	0	0	0
\$6-6999	LT \$12	0	0	0	0	0	0
	\$120-14	0	0	0	0	0	0
	GT \$14	0	0	0	0	0	0
\$7-7999	LT \$14	0	0	0	6	0	6
	GT \$14	0	0	0	0	0	0
\$8-8999	LT \$15	0	0	0	0	0	0
	GT \$15	0	0	0	0	0	0
\$9-9999	LT \$15	0	0	0	6	0	6
	GT \$15	0	0	0	0	0	0
GT10000	LT \$15	0	0	0	0	0	0
	GT \$15	0	0	6	0	0	6
TOTAL		5	5	11	23	6	50



	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
WHITE						
HEAD UNDER 35						
1 PERSON	43	10	0	5	0	58
2 PERS - NO CH	29	37	26	20	5	117
3+PERS - NO CH	0	0	9	0	0	9
2-4PERS - W/CH	19	40	40	42	5	146
5+ PERS - W/CH	10	10	14	15	0	49
TOTAL	101	97	89	82	10	379
HEAD 35-59						
1 PERSON	72	55	5	10	5	147
2 PERS - NO CH	25	59	144	142	21	391
3+PERS - NO CH	0	10	16	45	52	123
2-4PERS - W/CH	70	77	125	90	30	392
5+ PERS - W/CH	0	36	44	66	31	177
TOTAL	167	237	334	353	139	1230
HEAD OVER 60						
1 PERSON	157	11	10	0	6	184
2 PERS - NO CH	165	105	79	62	5	416
3+PERS - NO CH	10	5	31	36	37	119
2-4PERS - W/CH	16	6	0	10	10	42
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	348	127	120	108	58	761
GRAND TOTAL	616	461	543	543	207	2370
NEGRO						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	5	16	10	0	31
3+PERS - NO CH	0	0	0	5	0	5
2-4PERS - W/CH	6	30	16	19	0	71
5+ PERS - W/CH	15	46	16	35	0	112
TOTAL	21	81	48	69	0	219
HEAD 35-59						
1 PERSON	0	10	0	0	0	10
2 PERS - NO CH	26	31	25	26	10	118
3+PERS - NO CH	0	11	5	10	10	36
2-4PERS - W/CH	11	16	45	21	7	100
5+ PERS - W/CH	10	25	52	25	21	133
TOTAL	47	93	127	82	48	397
HEAD OVER 60						
1 PERSON	5	0	0	0	0	5
2 PERS - NO CH	10	5	10	16	0	41
3+PERS - NO CH	0	0	5	5	0	10
2-4PERS - W/CH	5	0	0	0	0	5
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	20	5	15	21	0	61
GRAND TOTAL	88	179	190	172	48	677



	INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
OTHER RACES						
HEAD UNDER 35						
1 PERSON	6	0	0	0	0	6
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	5	11	5	10	5	36
5+ PERS - W/CH	0	5	0	0	5	10
TOTAL	11	16	5	10	10	52
HEAD 35-59						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	5	0	0	5
3+PERS - NO CH	0	0	0	0	5	5
2-4PERS - W/CH	0	0	10	10	5	25
5+ PERS - W/CH	0	11	26	10	5	52
TOTAL	0	11	41	20	15	87
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	11	27	46	30	25	139
TOTAL						
HEAD UNDER 35						
1 PERSON	49	10	0	5	0	64
2 PERS - NO CH	29	42	42	30	5	148
3+PERS - NO CH	0	0	9	5	0	14
2-4PERS - W/CH	30	81	61	71	10	253
5+ PERS - W/CH	25	61	30	50	5	171
TOTAL	133	194	142	161	20	650
HEAD 35-59						
1 PERSON	72	65	5	10	5	157
2 PERS - NO CH	51	90	174	168	31	514
3+PERS - NO CH	0	21	21	55	67	164
2-4PERS - W/CH	81	93	180	121	42	517
5+ PERS - W/CH	10	72	122	101	57	362
TOTAL	214	341	502	455	202	1714
HEAD OVER 60						
1 PERSON	162	11	10	0	6	189
2 PERS - NO CH	175	110	89	78	5	457
3+PERS - NO CH	10	5	36	41	37	129
2-4PERS - W/CH	21	6	0	10	10	47
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	368	132	135	129	58	822
GRAND TOTAL	715	667	779	745	280	3186

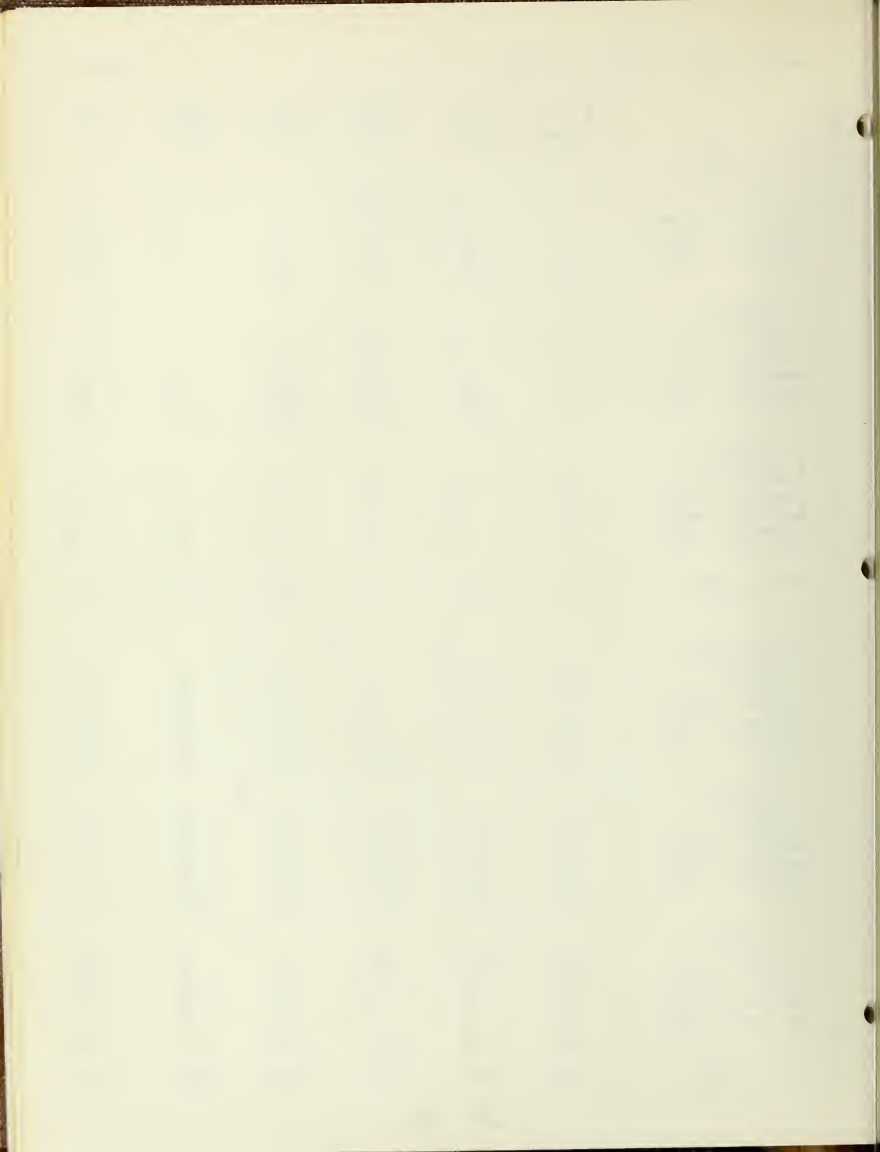
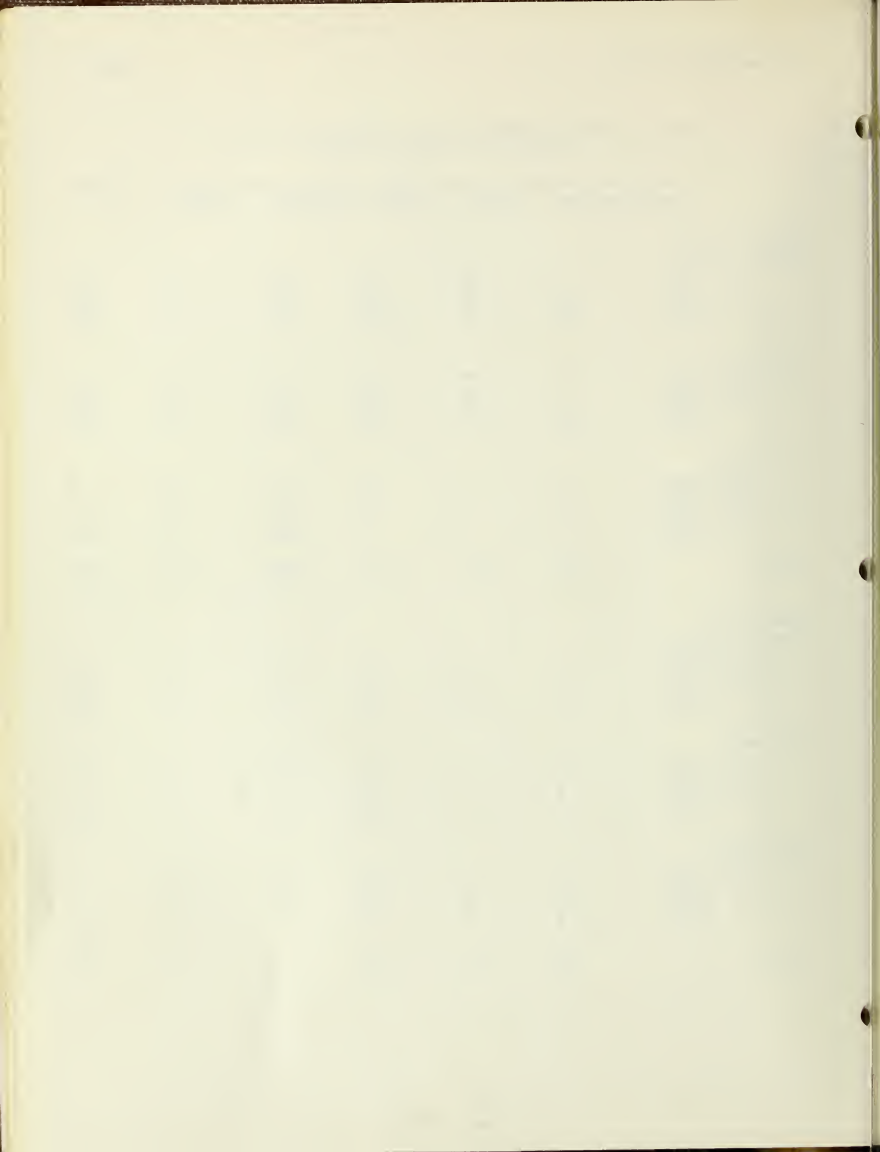


TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	9	22	6	4	0	41
3-4 ROOMS	0	30	90	25	0	145
5+ ROOMS	15	47	94	49	6	211
TOTAL	24	99	190	78	6	397
2-4 UNITS						
1-2 ROOMS	11	34	0	0	0	45
3-4 ROOMS	7	55	48	10	0	120
5+ ROOMS	0	0	17	0	5	22
TOTAL	18	89	65	10	5	187
5+ UNITS						
1-2 ROOMS	0	6	0	0	0	6
3-4 ROOMS	0	0	7	13	7	27
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	6	7	13	7	33
TOTAL	42	194	262	101	18	617
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	16	14	0	0	30
5+ ROOMS	0	5	0	0	0	5
TOTAL	0	21	14	0	0	35
2-4 UNITS						
1-2 ROOMS	0	5	0	0	0	5
3-4 ROOMS	0	10	10	0	0	20
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	15	10	0	0	25
5+ UNITS						
1-2 ROOMS	0	5	0	0	0	5
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	5	0	0	5
TOTAL	0	5	5	0	0	10
TOTAL	0	41	29	0	0	70



(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	9	22	6	4	0	41
3-4 ROOMS	0	46	104	25	0	175
5+ ROOMS	15	52	94	49	6	216
TOTAL	24	120	204	78	6	432
2-4 UNITS						
1-2 ROOMS	11	39	0	0	0	50
3-4 ROOMS	7	65	58	10	0	140
5+ ROOMS	0	0	17	0	5	22
TOTAL	18	104	75	10	5	212
5+ UNITS						
1-2 ROOMS	0	11	0	0	0	11
3-4 ROOMS	0	0	7	13	7	27
5+ ROOMS	0	0	5	0	0	5
TOTAL	0	11	12	13	7	43
TOTAL	42	235	291	101	18	687

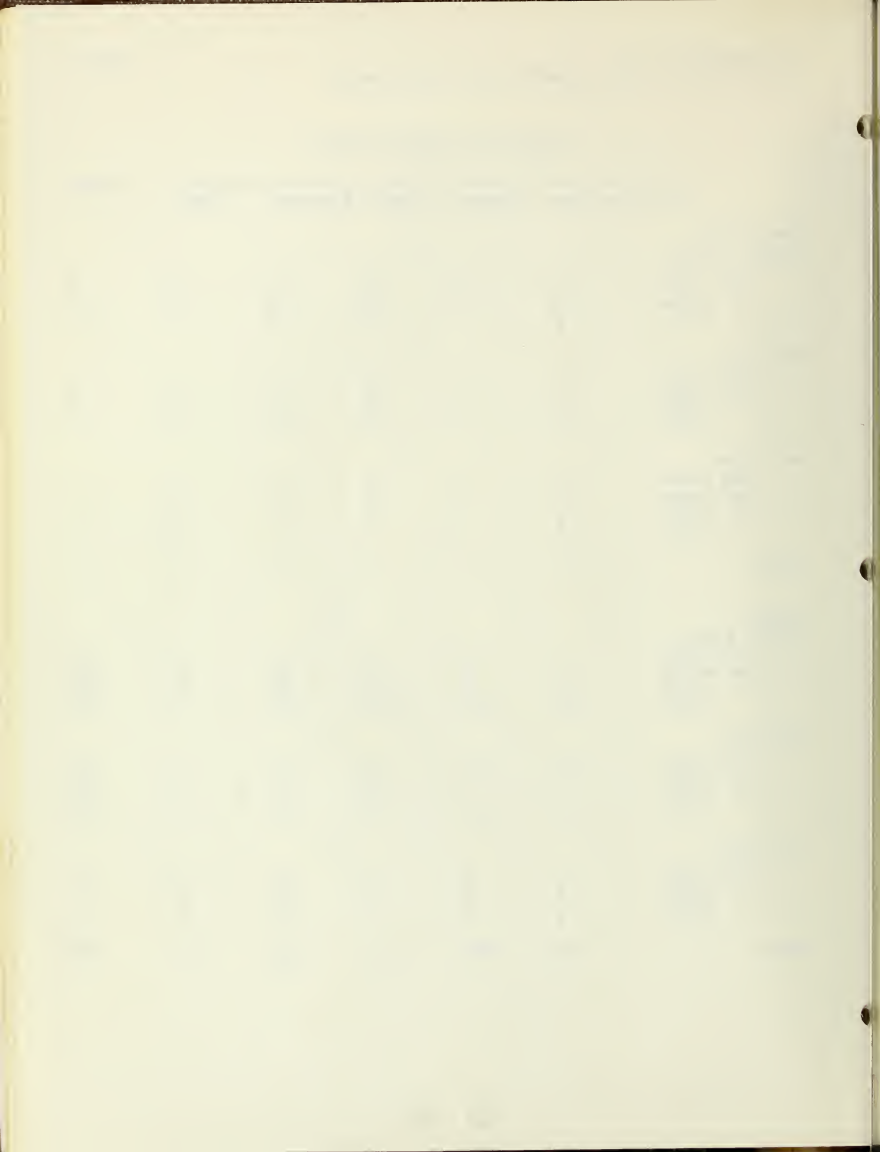


TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	-----VALUE-----					TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	92	254	123	6	0	475
5+ ROOMS	120	814	860	86	29	1909
TOTAL	212	1068	983	92	29	2384
CONDITION 3						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	11	5	5	0	0	21
5+ ROOMS	0	37	0	0	0	37
TOTAL	11	42	5	0	0	58
CONDITION 4						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	103	259	128	6	0	496
5+ ROOMS	120	851	860	86	29	1946
TOTAL	223	1110	988	92	29	2442
GRAND TOTAL	446	2220	1976	184	58	4884

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE



TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	203	183	139	92	617
CONDITION 3	44	15	6	5	70
CONDITION 4	0	0	0	0	0
ALL CONDITIONS	247	198	145	97	687

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	240	303	52	4	599
CONDITION 3	20	34	6	0	60
CONDITION 4	0	0	0	0	0
ALL CONDITIONS	260	337	58	4	659

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.



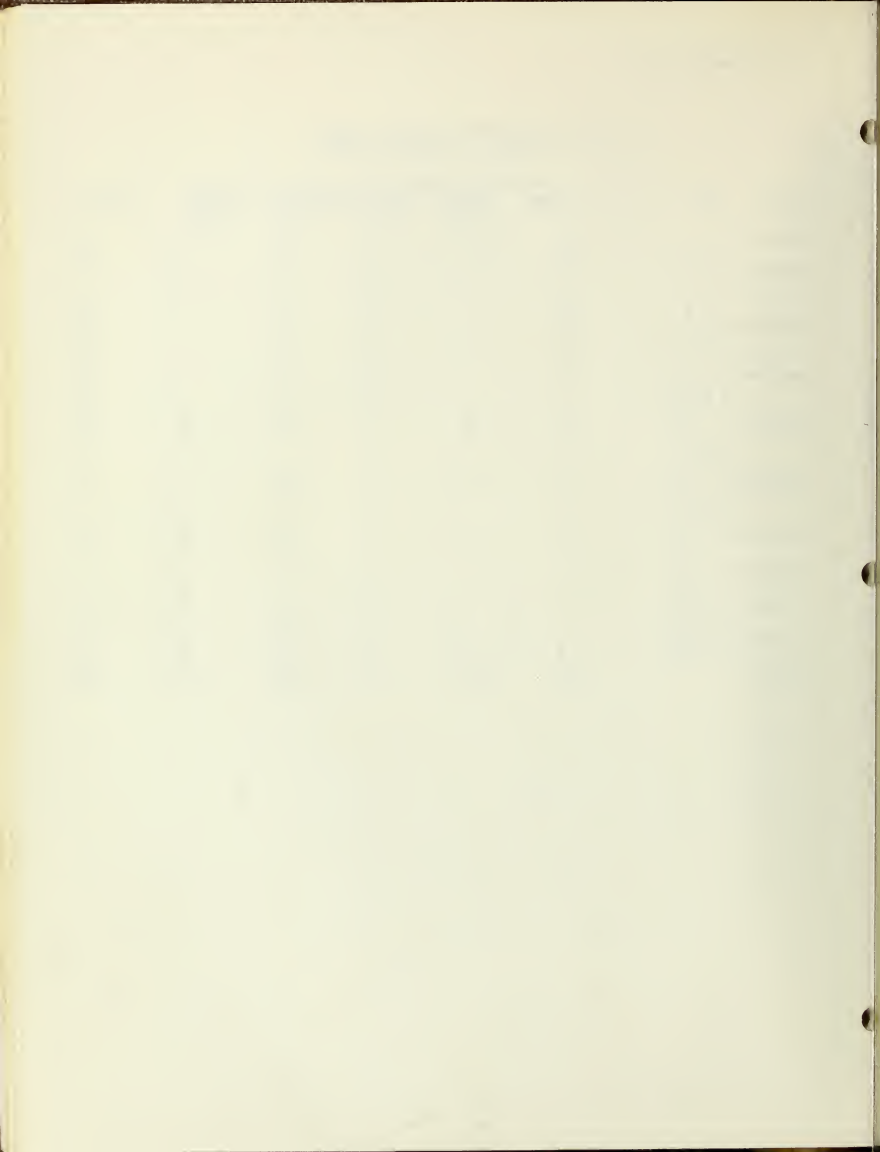
TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

	INCOME					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
1 PERSON	20	5	0	0	0	25
2 PERS - NO CH	5	20	5	0	0	30
3+PERS - NO CH	0	5	5	0	0	10
2-4PERS - W/CH	25	10	0	6	0	41
5+ PERS - W/CH	0	0	11	0	0	11
TOTAL	50	40	21	6	0	117
NEGRO						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	11	0	0	0	0	11
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	11	0	0	0	0	11
OTHER RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
ALL RACES						
1 PERSON	20	5	0	0	0	25
2 PERS - NO CH	16	20	5	0	0	41
3+PERS - NO CH	0	5	5	0	0	10
2-4PERS - W/CH	25	10	0	6	0	41
5+ PERS - W/CH	0	0	11	0	0	11
TOTAL	61	40	21	6	0	128
GRAND TOTAL	122	80	42	12	0	256



TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

		HOUSEHOLD SIZE				TYPE		
INCOME	RENT	1 PERS	2PERS	3+PERS	2-4PERS	5+PERS	TOTAL	
			NO CH	NO CH	W/CH	W/CH		
\$0-1999	LT \$ 4	27	5	0	0	0	32	
	GT \$ 4	43	17	0	27	0	87	
\$2-2999	LT \$ 4	0	0	0	0	0	0	
	\$ 40- 6	0	0	0	0	5	5	
	GT \$ 6	10	12	0	0	0	22	
\$3-3999	LT \$ 6	10	0	5	24	5	44	
	\$ 60- 8	17	10	0	9	0	36	
	GT \$ 8	0	0	0	10	5	15	
\$4-4999	LT \$ 8	15	5	0	5	0	25	
	\$ 80-10	0	5	0	17	0	22	
	GT \$10	0	5	0	0	5	10	
\$5-5999	LT \$10	14	32	0	31	10	87	
	\$100-12	0	0	0	7	5	12	
	GT \$12	0	7	0	0	0	7	
\$6-6999	LT \$12	0	27	4	14	6	51	
	\$120-14	0	0	0	3	0	3	
	GT \$14	0	0	0	2	7	9	
\$7-7999	LT \$14	0	40	0	25	10	75	
	GT \$14	0	0	0	0	6	6	
\$8-8999	LT \$15	0	0	0	0	0	0	
	GT \$15	0	4	0	5	0	9	
\$9-9999	LT \$15	0	0	0	0	0	0	
	GT \$15	0	0	0	12	0	12	
GT10000	LT \$15	0	0	0	0	7	7	
	GT \$15	5	16	41	12	9	83	
TOTAL		141	185	50	203	80	659	



	-----INCOME-----					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
HEAD UNDER 35						
1 PERSON	13	0	0	0	0	13
2 PERS - NO CH	11	11	12	40	0	74
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	7	25	39	5	0	76
5+ PERS - W/CH	5	11	0	24	0	40
TOTAL	36	47	51	69	0	203
HEAD 35-59						
1 PERSON	36	30	6	0	0	72
2 PERS - NO CH	58	45	73	90	20	286
3+PERS - NO CH	0	10	15	33	42	100
2-4PERS - W/CH	5	55	58	68	6	192
5+ PERS - W/CH	10	44	52	35	0	141
TOTAL	109	184	204	226	68	791
HEAD OVER 60						
1 PERSON	111	14	4	5	0	134
2 PERS - NO CH	47	70	41	19	5	182
3+PERS - NO CH	14	0	15	16	10	55
2-4PERS - W/CH	0	5	14	5	0	24
5+ PERS - W/CH	0	5	0	0	4	9
TOTAL	172	94	74	45	19	404
GRAND TOTAL	317	325	329	340	87	1398
NEGRO						
HEAD UNDER 35						
1 PERSON	10	0	0	0	0	10
2 PERS - NO CH	5	0	6	10	0	21
3+PERS - NO CH	0	0	4	0	0	4
2-4PERS - W/CH	33	30	16	25	10	114
5+ PERS - W/CH	30	30	30	31	0	121
TOTAL	78	60	56	66	10	270
HEAD 35-59						
1 PERSON	20	10	0	0	0	30
2 PERS - NO CH	20	44	30	67	5	166
3+PERS - NO CH	0	41	45	29	31	146
2-4PERS - W/CH	19	69	63	106	10	267
5+ PERS - W/CH	29	50	66	101	31	277
TOTAL	88	214	204	303	77	886
HEAD OVER 60						
1 PERSON	0	9	0	0	0	9
2 PERS - NO CH	10	20	0	0	0	30
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	5	0	0	0	5
TOTAL	10	34	0	0	0	44
GRAND TOTAL	176	308	260	369	87	1200



	-----INCOME-----					
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	TOTAL
OTHER RACES						
HEAD UNDER 35						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	5	0	0	0	0	5
TOTAL	5	0	0	0	0	5
HEAD 35-59						
1 PERSON	0	9	5	0	0	14
2 PERS - NO CH	0	0	0	5	0	5
3+PERS - NO CH	0	5	0	5	0	10
2-4PERS - W/CH	0	0	5	0	0	5
5+ PERS - W/CH	4	0	10	10	5	29
TOTAL	4	14	20	20	5	63
HEAD OVER 60						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
GRAND TOTAL	9	14	20	20	5	68
TOTAL						
HEAD UNDER 35						
1 PERSON	23	0	0	0	0	23
2 PERS - NO CH	16	11	18	50	0	95
3+PERS - NO CH	0	0	4	0	0	4
2-4PERS - W/CH	40	55	55	30	10	190
5+ PERS - W/CH	40	41	30	55	0	166
TOTAL	119	107	107	135	10	478
HEAD 35-59						
1 PERSON	56	49	11	0	0	116
2 PERS - NO CH	78	89	103	162	25	457
3+PERS - NO CH	0	56	60	67	73	256
2-4PERS - W/CH	24	124	126	174	16	464
5+ PERS - W/CH	43	94	128	146	36	447
TOTAL	201	412	428	549	150	1740
HEAD OVER 60						
1 PERSON	111	23	4	5	0	143
2 PERS - NO CH	57	90	41	19	5	212
3+PERS - NO CH	14	0	15	16	10	55
2-4PERS - W/CH	0	5	14	5	0	24
5+ PERS - W/CH	0	10	0	0	4	14
TOTAL	182	128	74	45	19	448
GRAND TOTAL	502	647	609	729	179	2666

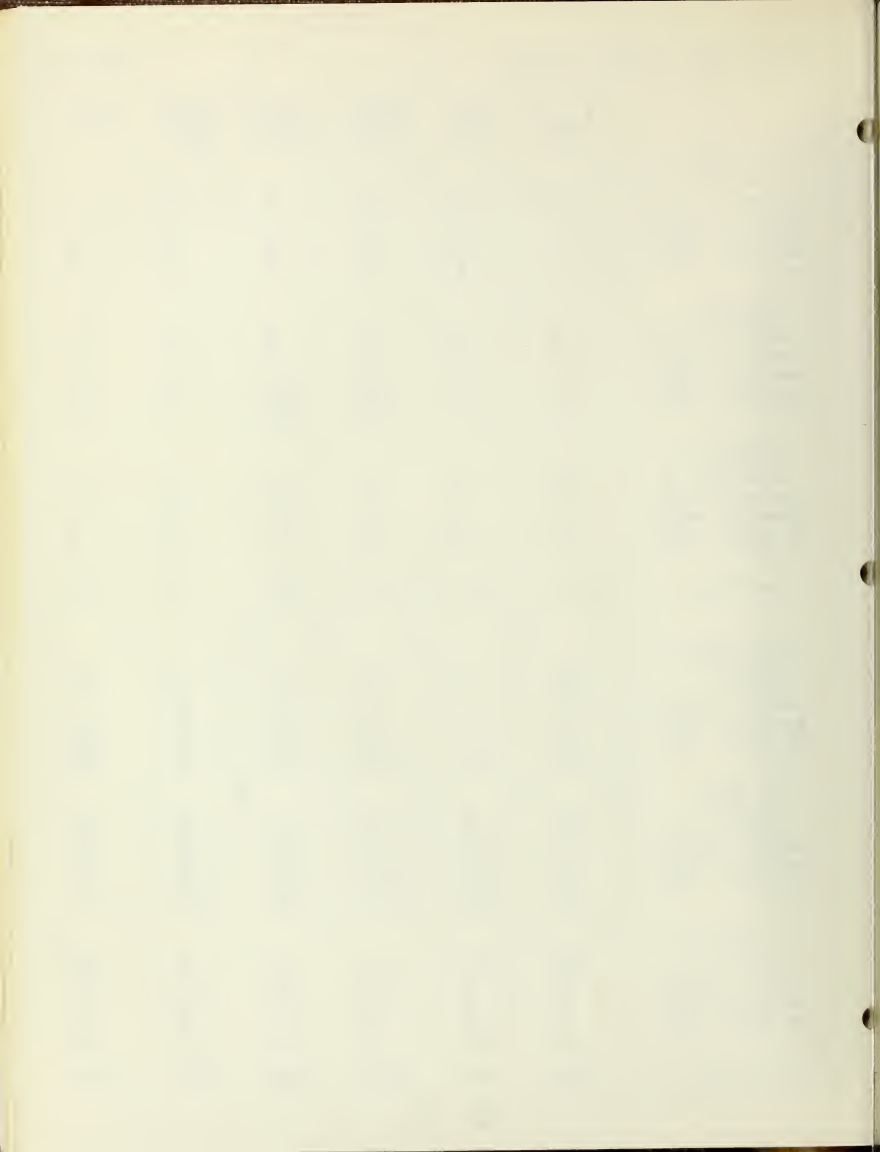
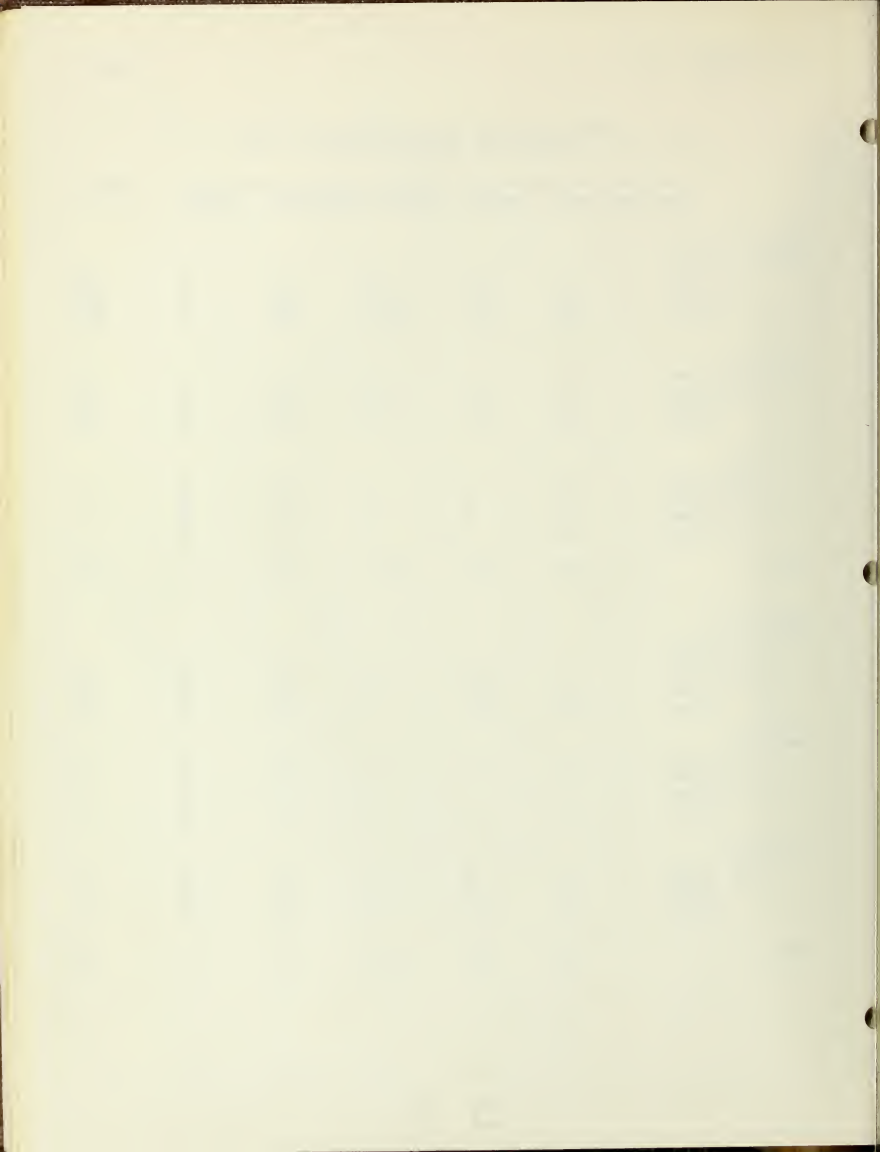


TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 1-2						
SINGLE FAMILY						
1-2 ROOMS	4	0	7	0	0	11
3-4 ROOMS	6	55	96	0	0	157
5+ ROOMS	11	57	110	45	0	223
TOTAL	21	112	213	45	0	391
2-4 UNITS						
1-2 ROOMS	7	6	0	0	0	13
3-4 ROOMS	0	16	39	0	0	55
5+ ROOMS	0	4	9	0	0	13
TOTAL	7	26	48	0	0	81
5+ UNITS						
1-2 ROOMS	0	0	7	0	0	7
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	7	0	0	7
TOTAL	28	138	268	45	0	479
CONDITION 3						
SINGLE FAMILY						
1-2 ROOMS	7	0	0	0	0	7
3-4 ROOMS	0	18	0	0	0	18
5+ ROOMS	6	18	9	5	0	38
TOTAL	13	36	9	5	0	63
2-4 UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	7	0	0	7
TOTAL	0	0	7	0	0	7
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	13	36	16	5	0	70



(NUMBER OF HOUSING UNITS)

	RENT					TOTAL
	LESS THAN \$40	\$40-69	\$70-99	\$100-149	\$150+	
CONDITION 4						
SINGLE FAMILY						
1-2 ROOMS	0	6	0	0	0	6
3-4 ROOMS	0	5	0	0	0	5
5+ ROOMS	0	0	0	7	0	7
TOTAL	0	11	0	7	0	18
2-4 UNITS						
1-2 ROOMS	0	5	0	0	0	5
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	5	0	0	0	5
5+ UNITS						
1-2 ROOMS	0	0	0	0	0	0
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
TOTAL	0	16	0	7	0	23
TOTALS						
SINGLE FAMILY						
1-2 ROOMS	11	6	7	0	0	24
3-4 ROOMS	6	78	96	0	0	180
5+ ROOMS	17	75	119	57	0	268
TOTAL	34	159	222	57	0	472
2-4 UNITS						
1-2 ROOMS	7	11	0	0	0	18
3-4 ROOMS	0	16	39	0	0	55
5+ ROOMS	0	4	16	0	0	20
TOTAL	7	31	55	0	0	93
5+ UNITS						
1-2 ROOMS	0	0	7	0	0	7
3-4 ROOMS	0	0	0	0	0	0
5+ ROOMS	0	0	0	0	0	0
TOTAL	0	0	7	0	0	7
TOTAL	41	190	284	57	0	572

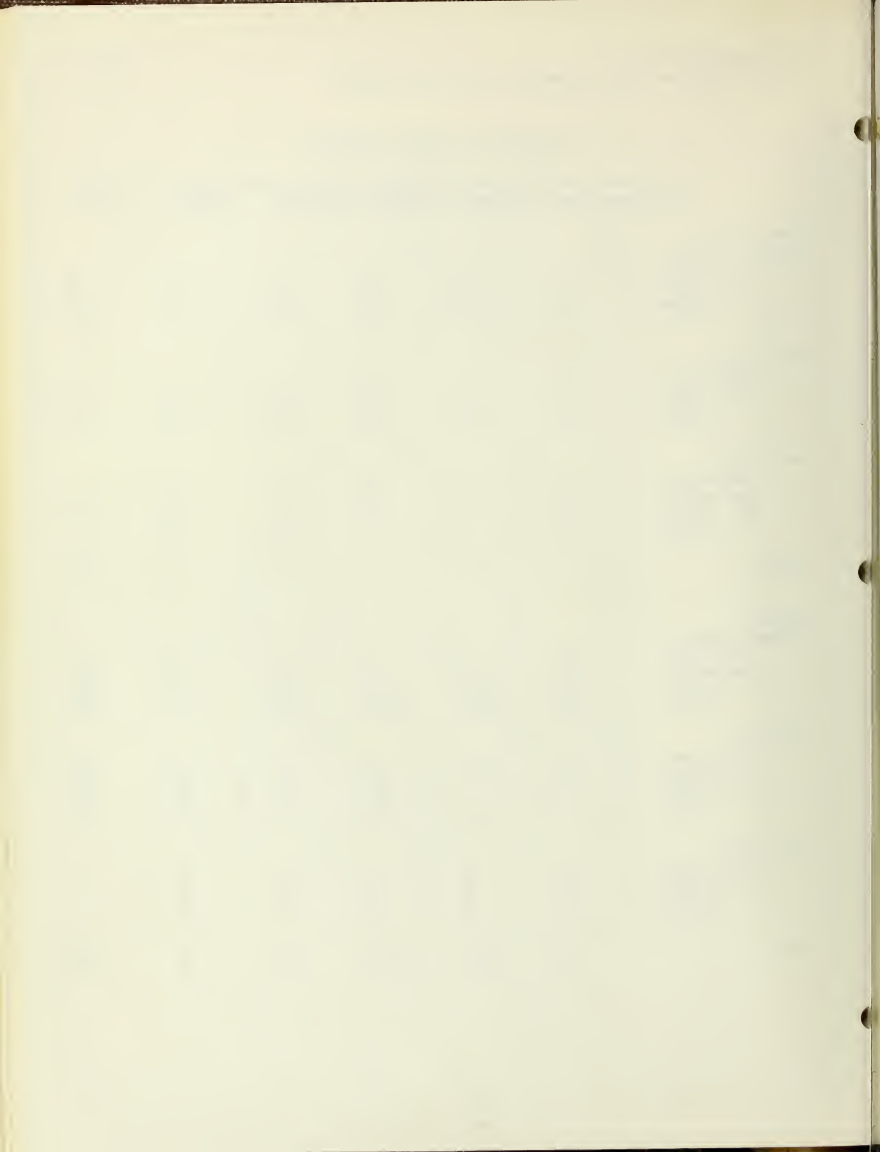


TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

	-----VALUE-----					TOTAL
	\$0- 9999	10-14999	15-19999	20-24999	25000 +	
CONDITION 1-2						
1-2 ROOMS	0	0	5	0	0	5
3-4 ROOMS	48	336	106	0	0	490
5+ ROOMS	54	578	642	95	15	1384
TOTAL	102	914	753	95	15	1879
CONDITION 3						
1-2 ROOMS	0	5	0	0	0	5
3-4 ROOMS	23	9	0	0	0	32
5+ ROOMS	34	90	24	0	0	148
TOTAL	57	104	24	0	0	185
CONDITION 4						
1-2 ROOMS	5	0	0	0	0	5
3-4 ROOMS	20	0	0	0	0	20
5+ ROOMS	11	5	0	0	0	16
TOTAL	36	5	0	0	0	41
TOTAL						
1-2 ROOMS	5	5	5	0	0	15
3-4 ROOMS	91	345	106	0	0	542
5+ ROOMS	99	673	666	95	15	1548
TOTAL	195	1023	777	95	15	2105
GRAND TOTAL	390	2046	1554	190	30	4210

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

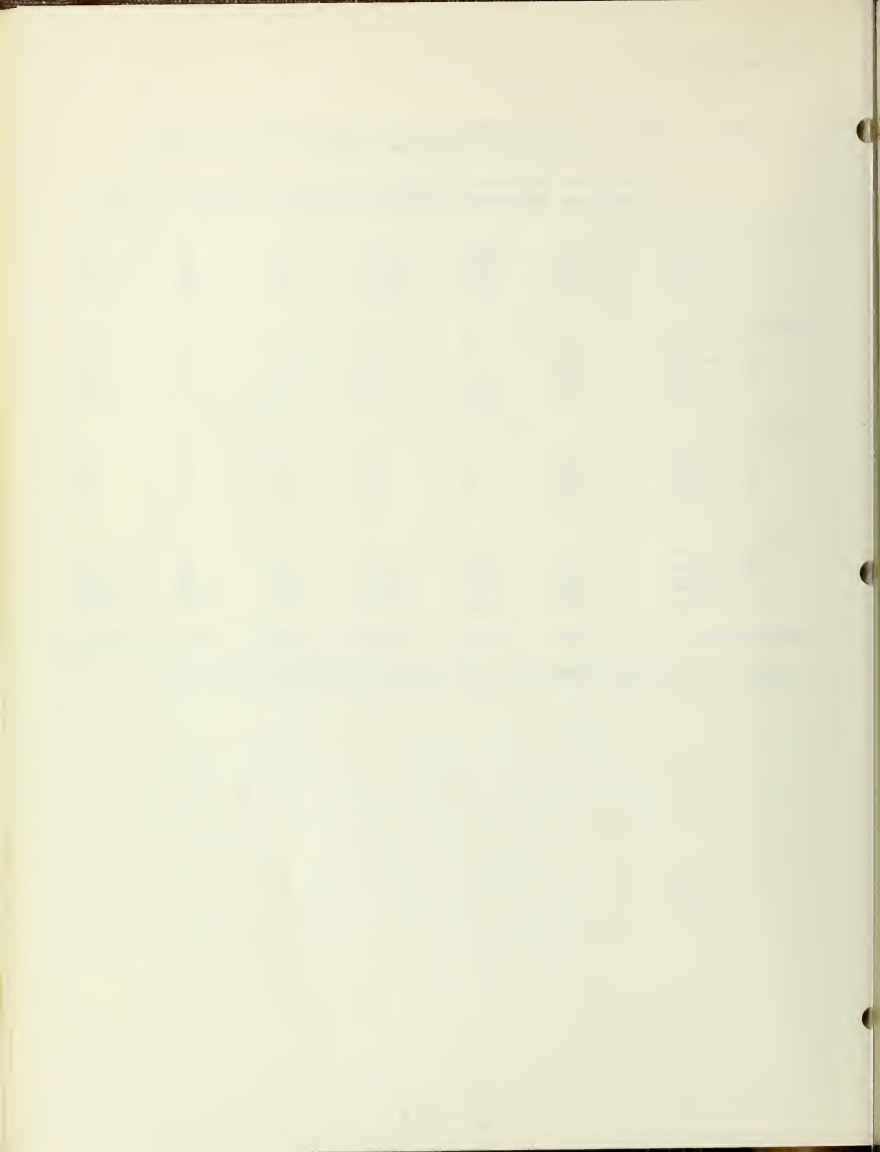


TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

	-----DATE OF CONSTRUCTION-----				TOTAL
	PRIOR 1929	1930-39	1940-49	1950-59	
CONDITION 1 + 2	188	64	174	53	479
CONDITION 3	65	5	0	0	70
CONDITION 4	5	12	6	0	23
ALL CONDITIONS	258	81	180	53	572

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

	-----PERSONS PER ROOM-----				TOTAL
	0.50 OR LESS	0.51-1.00	1.01 OR MORE	**	
CONDITION 1 + 2	162	188	93	9	452
CONDITION 3	19	37	10	4	70
CONDITION 4	0	5	12	0	17
ALL CONDITIONS	181	230	115	13	539

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.

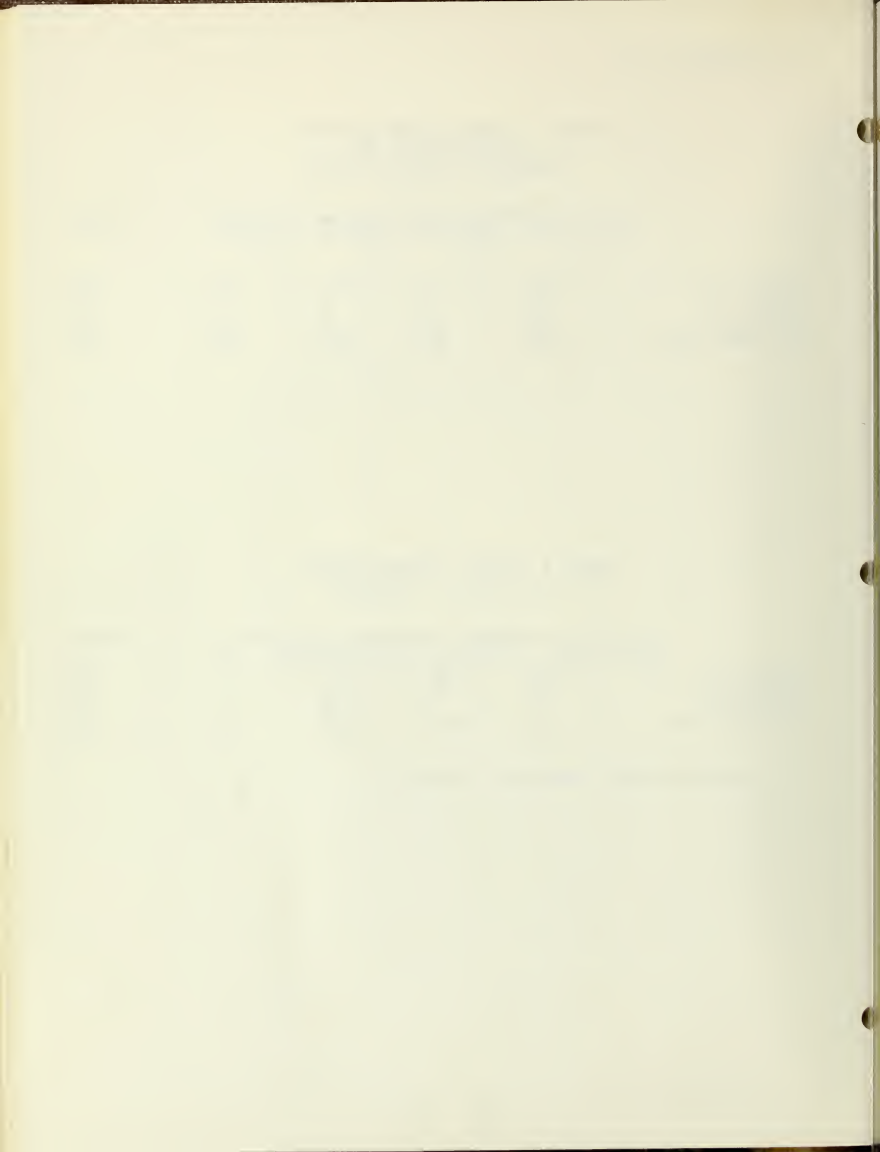


TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

	INCOME					TOTAL
	\$ 0 -3999	\$4000 -5999	\$6000 -7999	\$8000 -11999	\$12000 OVER	
WHITE						
1 PERSON	56	4	0	0	0	60
2 PERS - NO CH	21	26	0	16	5	68
3+PERS - NO CH	5	0	5	0	0	10
2-4PERS - W/CH	0	26	19	0	0	45
5+ PERS - W/CH	0	22	9	5	0	36
TOTAL	82	78	33	21	5	219
NEGRO						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	5	0	0	5	0	10
3+PERS - NO CH	0	0	15	0	0	15
2-4PERS - W/CH	9	5	10	10	0	34
5+ PERS - W/CH	9	15	5	10	5	44
TOTAL	23	20	30	25	5	103
OTHER RACES						
1 PERSON	0	0	0	0	0	0
2 PERS - NO CH	0	0	0	0	0	0
3+PERS - NO CH	0	0	0	0	0	0
2-4PERS - W/CH	0	0	0	0	0	0
5+ PERS - W/CH	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
ALL RACES						
1 PERSON	56	4	0	0	0	60
2 PERS - NO CH	26	26	0	21	5	78
3+PERS - NO CH	5	0	20	0	0	25
2-4PERS - W/CH	9	31	29	10	0	79
5+ PERS - W/CH	9	37	14	15	5	80
TOTAL	105	98	63	46	10	322
GRAND TOTAL	210	196	126	92	20	644

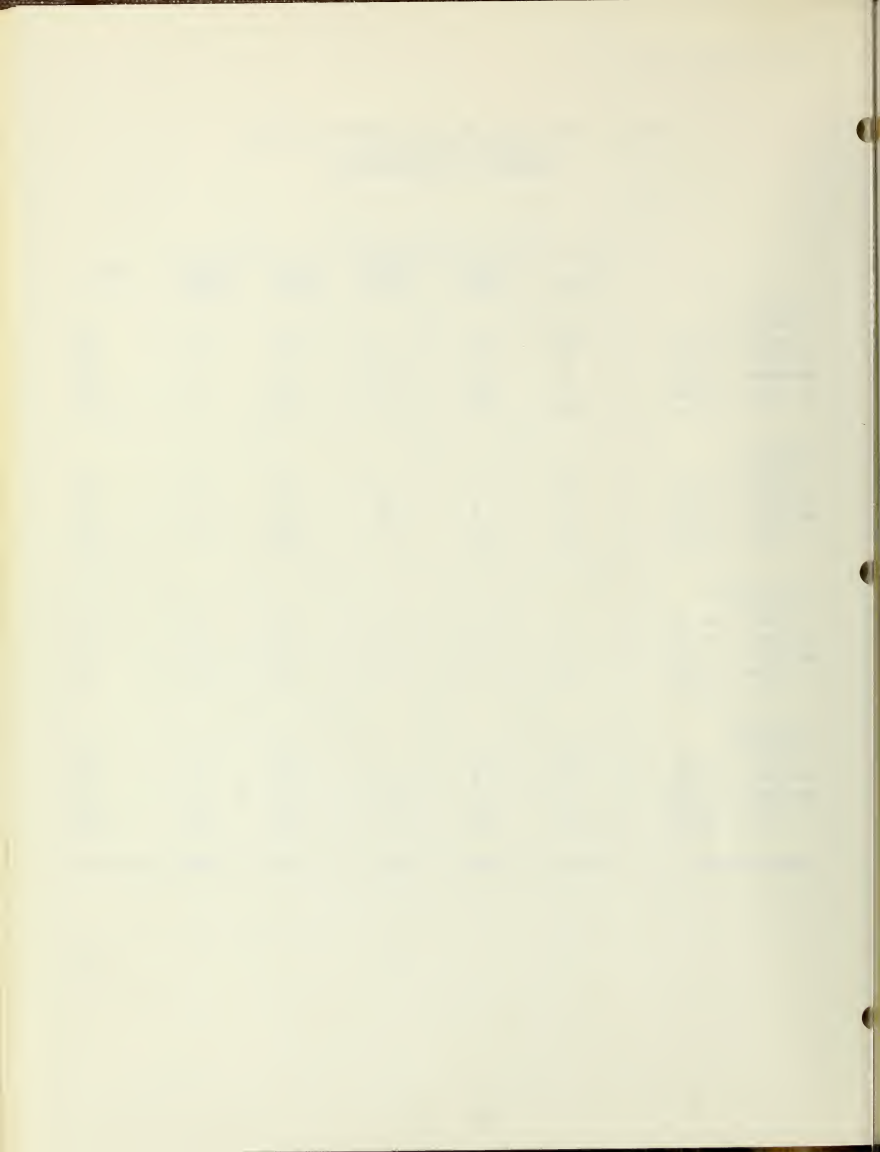
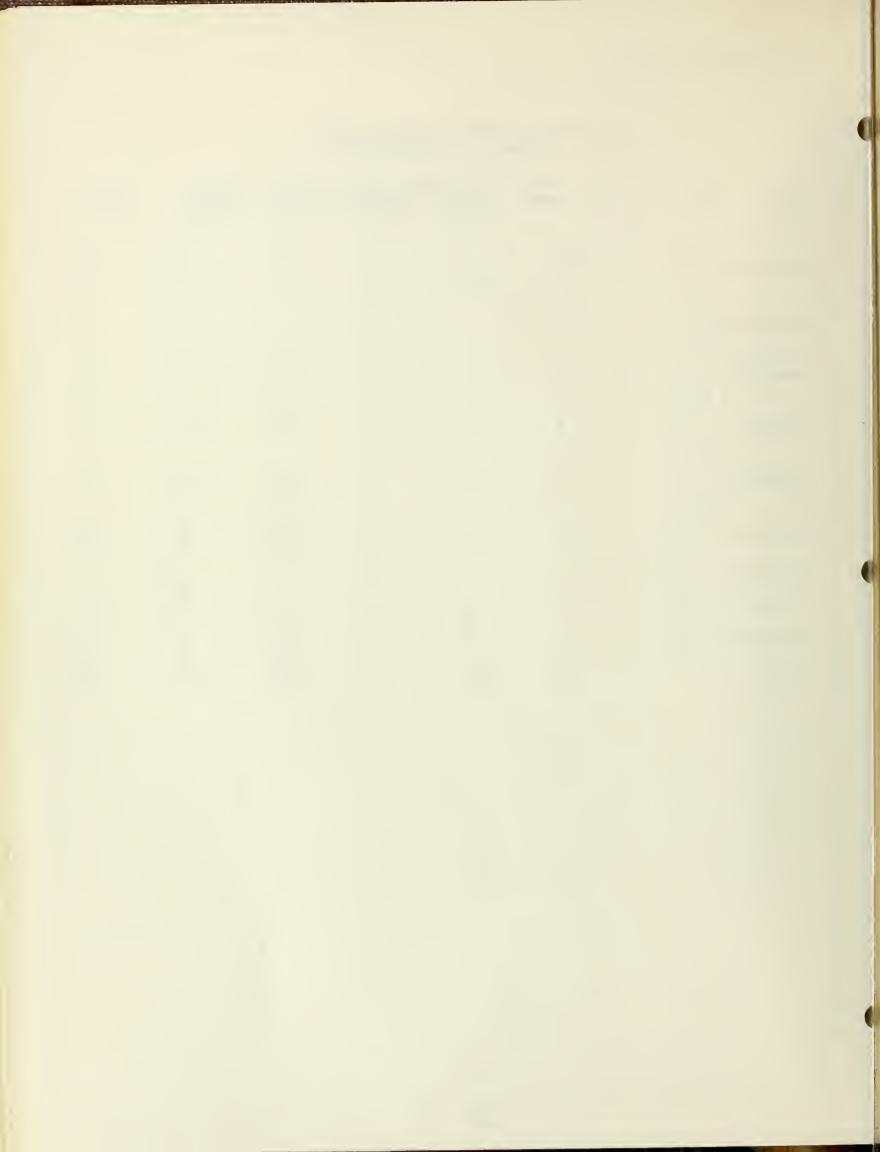


TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

INCOME	RENT	-----HOUSEHOLD SIZE * TYPE-----					TOTAL
		1 PERS	2PERS	3+PERS	2-4PERS	5+PERS	
		NO CH	NO CH	W/CH	W/CH		
\$0-1999	LT \$ 4	0	0	0	0	0	0
	GT \$ 4	25	0	0	30	13	68
\$2-2999	LT \$ 4	0	0	0	0	0	0
	\$ 40- 6	0	17	0	0	0	17
	GT \$ 6	0	5	0	0	0	5
\$3-3999	LT \$ 6	12	7	0	9	4	32
	\$ 60- 8	0	5	0	0	0	5
	GT \$ 8	0	7	0	0	26	33
\$4-4999	LT \$ 8	0	16	0	14	5	35
	\$ 80-10	9	0	0	0	9	18
	GT \$10	0	0	0	0	7	7
\$5-5999	LT \$10	9	24	0	19	27	79
	\$100-12	0	0	0	7	7	14
	GT \$12	0	0	0	0	0	0
\$6-6999	LT \$12	0	13	9	11	10	43
	\$120-14	0	0	0	0	0	0
	GT \$14	0	0	0	0	0	0
\$7-7999	LT \$14	10	13	0	35	11	69
	GT \$14	0	0	0	2	0	2
\$8-8999	LT \$15	0	0	0	0	0	0
	GT \$15	0	13	0	5	16	34
\$9-9999	LT \$15	0	0	0	0	0	0
	GT \$15	0	20	0	12	5	37
GT10000	LT \$15	0	0	0	0	0	0
	GT \$15	0	11	14	10	6	41
TOTAL		65	151	23	154	146	539



SECTION 3

SOCIAL AND PHYSICAL PROBLEM PROFILES , BY CENSUS TRACT

In order to stratify the various parts of the City according to the relative urgency of their renewal problems, a series of Census Tract "profiles" were developed. These profiles consist of two sets of graphs per Census Tract: one relating to social problems and the other relating to physical problems. The indicators used for the profiles were derived from a variety of sources. They were selected if they provided an especially good measure either of a recognized problem or of some characteristic which could intensify problems under certain conditions. A very low median income, for example, is clearly a problem indicator. An indicator such as "a high percentage of persons who recently moved", on the other hand, is not a problem per se but could indicate a degree of instability that might make other problems more difficult to solve.

Arthur D. Little, Inc.

Construction of the Profiles

The profiles were developed by very simple mathematic and graphic procedures. Scores for each variable were computed for each Tract, and plotted on scales defined by two points: 1) the "highest problem Tract score", e.g., the Tract score indicating the highest percentage of families earning less than \$3,000 per year, or the Tract score indicating the lowest median family income; and 2) the comparable score for San Francisco as a whole. Using these two points for each variable, all scales could be equalized in length and presented on the same graph.

These profiles were developed for purposes of general graphic scanning and sorting of high-problem vs. low-problem areas in the CRP study. By noting the average distance of any Tract's profile above the San Francisco scores, one can quickly see how "well-off" the Tract is in comparison to others. The profiles can be easily misinterpreted, however, if used for more detailed purposes. The scales have not been equalized on the basis of standard deviations - that is, within any one profile comparisons of the relative positions between variables have no meaning.

Full titles, data and sources for each variable on the profiles are shown on the tables which follow.

Arthur D. Little, Inc.

Components of the Social Problem Profiles

Variable	San Francisco Score	Highest Problem Score	Lowest Problem Score
1a. Per Cent of Families Earning Less Than \$3,000 in 1959 (1)	13.4	42.2	2.2
1b. Median Family Income, 1959 (1)	6,716	3,459	18,281
1c. Per Cent of Male Labor Force Unemployed, 1960 (1)	6.7	19.4	0
1d. Per Cent of Female Labor Force Unemployed, 1960 (1)	5.4	16.8	0.7
2a. Per Cent of Persons Over 25 Who had not Completed 4 Years of High School, 1960 (1)	49.0	91.69	19.9
2b. Median Years of Education, 1960 (1)	12.0	0.9	14.0
2c. Per Cent of Total Popula- tion that is Non-White, 1960 (1)	18.4	99.5	0.1
2d. Per Cent of Total Popula- tion that is Over 65 Years of Age, 1960 (1)	12.6	33.6	3.0
3a. Number of Old Age Assist- ance Recipients, 1962 per 1000 1960 Population (2)	16.0	79.0	1.0
3b. New Tuberculosis Cases, 1960, per 1000 1960 Popu- lation (3)	0.8	4.0	0
3c. Number of Infant Deaths per 1000 Births, 1963 (3)	25	91.0	0
4a. Criminal Offences Committed in 1960 per 1000 Popula- tion, 1960 (5)	68	280	40

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Variable	San Francisco Score	Highest Problem Score	Lowest Problem Score
4b. Juvenile Court Cases, 1960 per 1000 Persons 8-18 Years of Age, 1960 (4)	55	165	3
4c. Suicides 1960 per 1000 Population, 1960 (5)	0.3	1.5	0
5a. Per Cent of 1960 Popula- tion Moved to 1960 Home Since 1955 (1)	54.7	75.9	26.8
5b. Per Cent of Total Housing Units that were Rented, 1960 (1)	61.0	99.59	2.64
5c. Per Cent of Total House- holds that were Primary Families, 1960 (1)	61.64	9.04	94.58
5d. Per Cent Change in Number of Families, 1950-1960 (1) & (6)	-10.1	-71.30	+712.30

Components of the Physical Problem Profile

Variable	San Francisco Score	Highest Problem Score	Lowest Problem Score
1a. Per Cent of Housing Units that were Dilapidated, 1960 (1)	1.71	58.93	0
1b. Per Cent of Housing Units that were Substandard, 1960 (Dilapidated, Deteriorating and/or Missing any Plumbing Facilities) (1)	17.50	95.40	0.20

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Variable	San Francisco Score	Highest Problem Score	Lowest Problem Score
1c. Per Cent of Housing Units that were 20 Years of Age or More, 1960 (1)	80.39	100	0.9
1d. Lot Size and Shape Pen- alty Score, 1956 (7)	4.75	8.50	0
1e. Per Cent of Housing Units that were Occupied by 1.01 Persons or More per Room, 1960 (1)	6.53	32.05	0.43
1f. Per Cent of Housing Units with no Bathroom or Shared Bathroom, 1960 (1)	12.45	93.12	0
1g. Per Cent of Total Housing Units that were Vacant, 1960 (1)	5.98	27.32	0
2a. Non-Conforming Use Penalty Score, 1964 (8)	.74	11.23	0
2b. Block Size and Shape Pen- alty Score, 1956 (7)	2.77	6.50	0
2c. Street Layout Penalty Score, 1956 (7)	2.26	5.0	0
2d. Traffic Penalty Score, 1964 (9)	0.34	2.83	0
2e. Facility Deficiencies Score - Protective Functions, 1965 (10)	1.68	3.50	0.80
2f. Facility Deficiencies Score - Recreation, Library, 1965 (10)	1.81	4.00	0.30
2g. Facility Deficiencies Score - Education, 1965 (10)	1.77	2.80	0.40
3a. Improvement Activity Level, 1962-1964 (11)	1.42	0	6.50
3b. Construction Activity Level, 1962-1964 (11)	2.83	0	32.09

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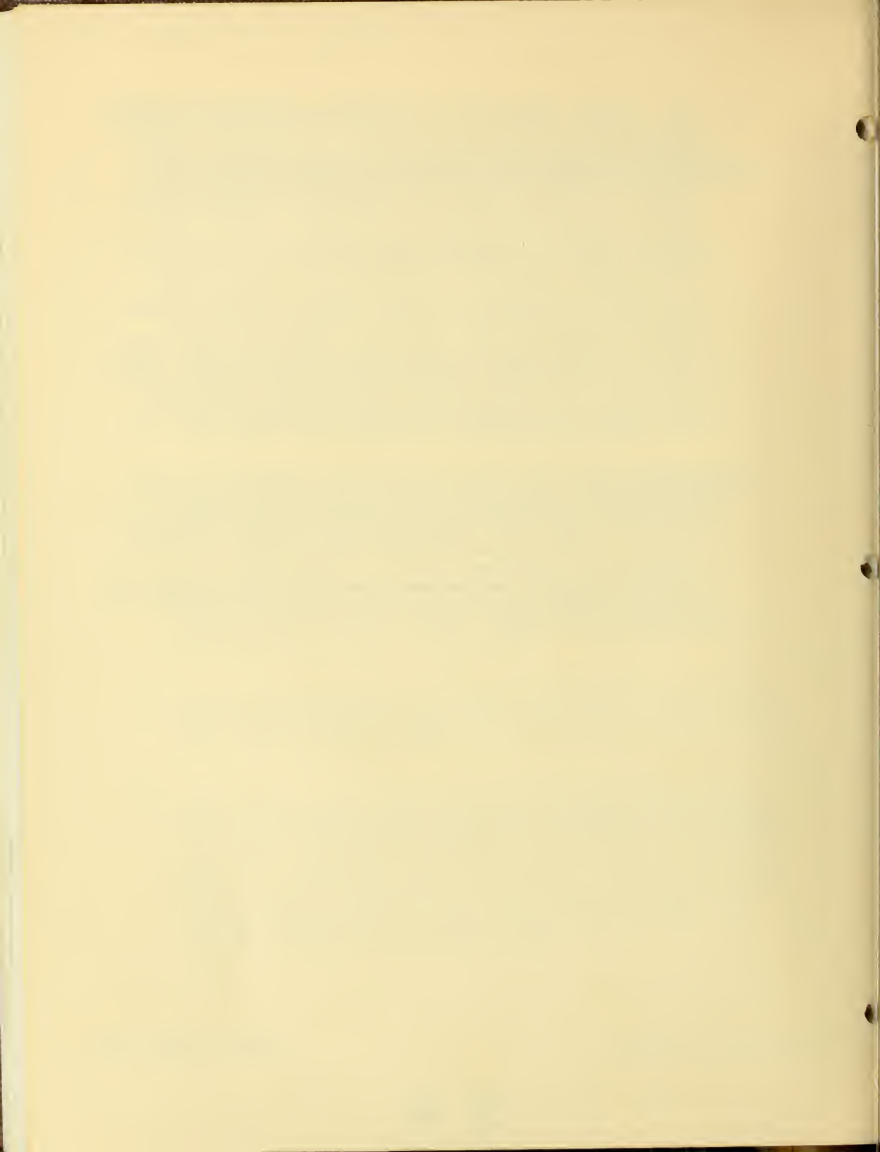
Sources and Detailed Definitions

- (1) U.S. Department of Commerce, Bureau of the Census, Census Tracts, San Francisco-Oakland, California, Standard Metropolitan Statistical Area, Final Report PHC (1)-137, U.S. Census of Population and Housing, 1960.
- (2) Data obtained from the United Community Fund of San Francisco.
- (3) Data obtained from the San Francisco Department of Public Health.
- (4) Social Planning Department, United Community Fund of San Francisco, Juvenile Delinquents in San Francisco 1960, 1964.
- (5) San Francisco Police Department, Annual Report, 1960.
- (6) U.S. Department of Commerce, Bureau of the Census, Census Tract Statistics, San Francisco-Oakland, California and Adjacent Area, 1950 Population Census Report, Volume III, Chapter 49, United States Census of Population, 1950.
- (7) Penalty scores and rating systems were developed by Francis H. Hendricks in 1956, and are defined in his "The Measurement of Housing Quality for Urban Renewal", (unpublished Master's Thesis, University of California, Berkeley, 1958).
- (8) Derived from Zoning Division, San Francisco Department of City Planning, Non-Conforming Use Study, 1965. This measure is equal to the total number of non-conforming uses in any Census Tract per 100 housing units in that Tract in 1960.
- (9) Traffic penalty scores were derived from Inventory of Street Deficiencies (Projected to 1974) in the City and County of San Francisco, April 1964, prepared for the Department of Public Works of the State of California by the Road Commissioner, City and County of San Francisco. This publication describes the number of miles of deficient streets that either exist now or are likely to come into being before 1974, according to capacity, structural and other standards. The penalty score used in our profiles is simply defined as the total number of deficient miles in a Census Tract.

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- (10) Public Facility Deficiency scores (Items 2e., 2f., and 2g. on the Physical Problem Profile) were developed for the CRP by a special procedure. In this procedure a five-man team, drawn from the staffs of the Department of City Planning, the Department of Public Works and Arthur D. Little, Inc., rated the public facilities existing in each Census Tract as of January 1965. After group discussions concerning each Tract, all team members independently rated each type of facility on a 5-point scale. A score of "0" was defined to mean "no indication of any deficiency". A score of "5" was defined to mean "severe deficiencies exist which demand highest priority attention". Deficiencies were defined broadly to include structural deterioration as well as inadequate capacity and inadequate service area coverage. Individual scores were averaged to derive the final group score. ("Protective Facilities" - Item 2e. - include police stations, fire stations and health centers.) It should be noted that no special surveys or measurements of deterioration were undertaken as a part of this process. The results must, therefore, be interpreted as preliminary problem identifications and not as definitive measures of need for improvement.
- (11) Items 3a. and 3b. were derived from a special CRP sample survey of building permit applications. Item 3a. concerns applications for improvements to existing structures and 3b. concerns new construction. The specific measure used on the profile was the number of housing units to be either improved or construction in a Census Tract - according to the sample applications - per 100 1960 housing units in that Tract. The procedure employed in the survey and the survey data applicable to this Programming Area are described in detail in Section 6 of this report.

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SOCIAL PROBLEM PROFILE DATA
by Census Tract

Programming Area - 21

	0-7	0-8A	0-8B	0-9			
1a. % Families, Income Less Than \$3000/yr.	3.5	4.8	12.4	11.0			
1b. Median Family Income	12628	7359	6670	6498			
1c. % Male Labor Force, Unemployed	0.9	5.2	7.2	4.7			
1d. % Female Labor Force, Unemployed	0.8	7.7	6.0	6.1			
2a. % Persons Over 25, Less Than HS Education	27.1	46.9	65.4	54.9			
2b. Median Years Education	12.8	12.1	10.1	11.3			
2c. % Population, Non-White	1.2	40.1	59.0	34.8			
2d. % Population, Over 65	11.8	6.4	6.2	9.4			
3a. OAA Recipients/1000 Persons	4	5	7	11			
3b. New Tuberculosis Cases/1000 Persons	.1	.3	.3	1.1			
3c. Infant Mortality/1000 Births	20	30	30	8			
4a. Criminal Offences Committed/1000 Persons	41	46	46	46			
4b. Juvenile Court Cases/1000, 8-18 yrs.	10	32	*	39			
4c. Suicides/1000 Persons	.3	.1	.1	.2			
4d. AFDC Recipients/100 Families	0	1.42	.26	.35			
5a. % 1960 Population, Moved Since 1955	34.2	57.5	49.0	48.9			
5b. % Housing Units, Rented	4.35	12.00	23.40	28.03			
5c. % Households, Primary Families	90.60	87.35	87.50	79.27			
5d. % Change, Number of Families, 1950 - 1960	+9.53	+4.98	+4.93	-2.06			

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PHYSICAL PROBLEM PROFILE DATA
by Census Tract

Programming Area 21

	0-7	0-8A	0-8B	0-9		
1a. % Housing Units, Dilapidated	0	.47	3.56	.14		
1b. % Housing Units, Substandard	.50	3.00	18.20	6.20		
1c. % Housing Units, 20 Yrs. Old or More	70.5	29.7	50.3	75.9		
1d. Lot Size and Shape Penalty	6	8.5	8.5	7		
1e. % Housing Units, 1.01 Persons/Room or More	1.16	9.48	16.06	8.00		
1f. % Housing Units, Shared or No Bath	0	0	.63	.68		
1g. % Housing Units, Vacant	1.36	1.62	3.84	2.29		
2a. Non-Conforming Use Penalty	0	.68	1.12	1.10		
2b. Block Size and Shape Penalty	3	2	2	2		
2c. Street Layout Penalty	4	5	5	5		
2d. Traffic Penalty	.27	.42	.18	.97		
2e. Facility Deficiencies-Protective Functions	1.3	1.5	1.5	1.5		
2f. Facility Deficiencies-Recreation, Library	1.0	1.5	1.2	1.5		
2g. Facility Deficiencies - Education	1.2	.6	1.1	1.1		
3a. Improvement Activity Level	.94	.64	1.04	.64		
3b. Construction Activity Level	0	1.36	1.96	.87		

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SOCIAL PROBLEM PROFILE

	Poverty	Blocks to Opportun.	Ill Health	Social Pathology	Transiency
1a. % Families, Income Less Than \$3000/yr.					
1b. Median Family Income					
1c. % Male Labor Force, Unemployed					
1d. % Female Labor Force, Unemployed					
2a. % Persons Over 25, Less Than HS Education					
2b. Median Years Education					
2c. % Population, Non-White					
2d. % Population, Over 65					
3a. OAA Recipients/1000 Persons					
3b. New Tuberculosis Cases/1000 Persons					
3c. Infant Mortality/1000 Births					
4a. Criminal Offences Committed/1000 Persons					
4b. Juvenile Court Cases/1000, 8-18 yrs.					
4c. Suicides/1000 Persons					
4d. AFDC Recipients/100 Families					
5a. % 1960 Population, Moved Since 1955					
5b. % Housing Units, Rented					
5c. % Households, Primary Families					
5d. % Change, Number of Families, 1950-1960					

CENSUS TRACT 07

← HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Fam. less than \$3000, Lowest Median Income, etc.

← SAN FRANCISCO SCORE OR AVERAGE



SOCIAL PROBLEM PROFILE

	Poverty	Blocks to Opportun.	Ill Health	Social Pathology	Transiency
1a. % Families, Income Less Than \$3000/yr.					
1b. Median Family Income					
1c. % Male Labor Force, Unemployed					
1d. % Female Labor Force, Unemployed					
2a. % Persons Over 25, Less Than HS Education					
2b. Median Years Education					
2c. % Population, Non-White					
2d. % Population, Over 65					
3a. OAA Recipients/1000 Persons					
3b. New Tuberculosis Cases/1000 Persons					
3c. Infant Mortality/1000 Births					
4a. Criminal Offences Committed/1000 Persons					
4b. Juvenile Court Cases/1000, 8-18 yrs.					
4c. Suicides/1000 Persons					
4d. AFDC Recipients/100 Families					
5a. % 1960 Population, Moved Since 1955					
5b. % Housing Units, Rented					
5c. % Households, Primary Families					
5d. % Change, Number of Families, 1950-1960					

CENSUS TRACT 08A

← HIGHEST PROBLEM TRACT SCORE

e.g., Highest % Fam. less than \$3000, Lowest Median Income, etc.

← SAN FRANCISCO SCORE OR AVERAGE



SOCIAL PROBLEM PROFILE

	Poverty	Blocks to Opportun.	Ill Health	Social Pathology	Transiency
1a. % Families, Income Less Than \$3000/yr.					
1b. Median Family Income					
1c. % Male Labor Force, Unemployed					
1d. % Female Labor Force, Unemployed					
2a. % Persons Over 25, Less Than HS Education					
2b. Median Years Education					
2c. % Population, Non-White					
2d. % Population, Over 65					
3a. OAA Recipients/1000 Persons					
3b. New Tuberculosis Cases/1000 Persons					
3c. Infant Mortality/1000 Births					
4a. Criminal Offences Committed/1000 Persons					
4b. Juvenile Court Cases/1000, 8-18 yrs.					
4c. Suicides/1000 Persons					
4d. AFDC Recipients/100 Families					
5a. % 1960 Population, Moved Since 1955					
5b. % Housing Units, Rented					
5c. % Households, Primary Families					
5d. % Change, Number of Families, 1950-1960					

CENSUS TRACT 08B

HIGHEST PROBLEM TRACT SCORE

e.g., Highest % Fam. less than \$3000, Lowest Median Income, etc.

SAN FRANCISCO SCORE OR AVERAGE



SOCIAL PROBLEM PROFILE

	Poverty	Blocks to Opportun.	Ill Health	Social Pathology	Trans- iency
1a. % Families, Income Less Than \$3000/yr.					
1b. Median Family Income					
1c. % Male Labor Force, Unemployed					
1d. % Female Labor Force, Unemployed					
2a. % Persons Over 25, Less Than HS Education					
2b. Median Years Education					
2c. % Population, Non-White					
2d. % Population, Over 65					
3a. OAA Recipients/1000 Persons					
3b. New Tuberculosis Cases/1000 Persons					
3c. Infant Mortality/1000 Births					
4a. Criminal Offences Committed/1000 Persons					
4b. Juvenile Court Cases/1000, 8-18 yrs.					
4c. Suicides/1000 Persons					
4d. AFDC Recipients/100 Families					
5a. % 1960 Population, Moved Since 1955					
5b. % Housing Units, Rented					
5c. % Households, Primary Families					
5d. % Change, Number of Families, 1950-1960					

CENSUS TRACT 09

← HIGHEST PROBLEM
TRACT SCORE
e.g., Highest % Fam.
less than \$3000, Lowest
Median Income, etc.

← SAN FRANCISCO
SCORE OR AVERAGE



PHYSICAL PROBLEM PROFILE

Housing and Occupancy Deficiencies				Environmental Deficiencies				Cons. Act.
1a	% Housing Units, Dilapidated							
1b	% Housing Units, Substandard							
1c	% Housing Units, 20 Yrs. Old or More							
1d	Lot Size and Shape Penalty							
1e	% Housing Units, 1.01 Persons/Room or More							
1f	% Housing Units, Shared or No Bath							
1g	% Pousing Units, Vacant							
2a	Non-Conforming Use Penalty							
2b	Block Size and Shape Penalty							
2c	Street Layout Penalty							
2d	Traffic Penalty							
2e	Facility Deficiencies-Protective Functions							
2f	Facility Deficiencies-Recreation, Library							
2g	Facility Deficiencies - Education							
3a	Improvement Activity Level							
3b	Construction Activity Level							

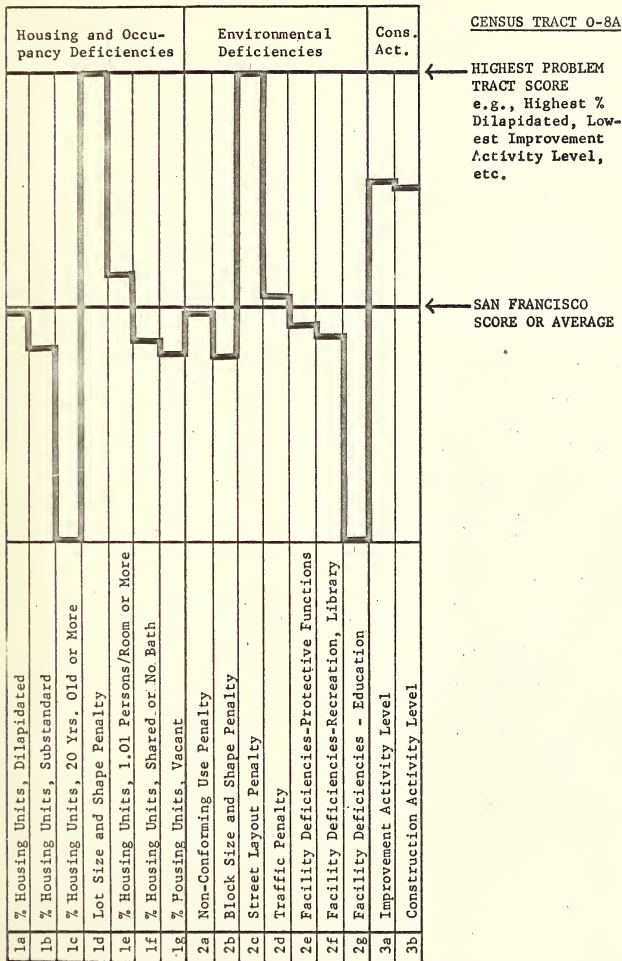
CENSUS TRACT 0-7

← HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Dilapidated, Lowest Improvement Activity Level, etc.

← SAN FRANCISCO SCORE OR AVERAGE



PHYSICAL PROBLEM PROFILE





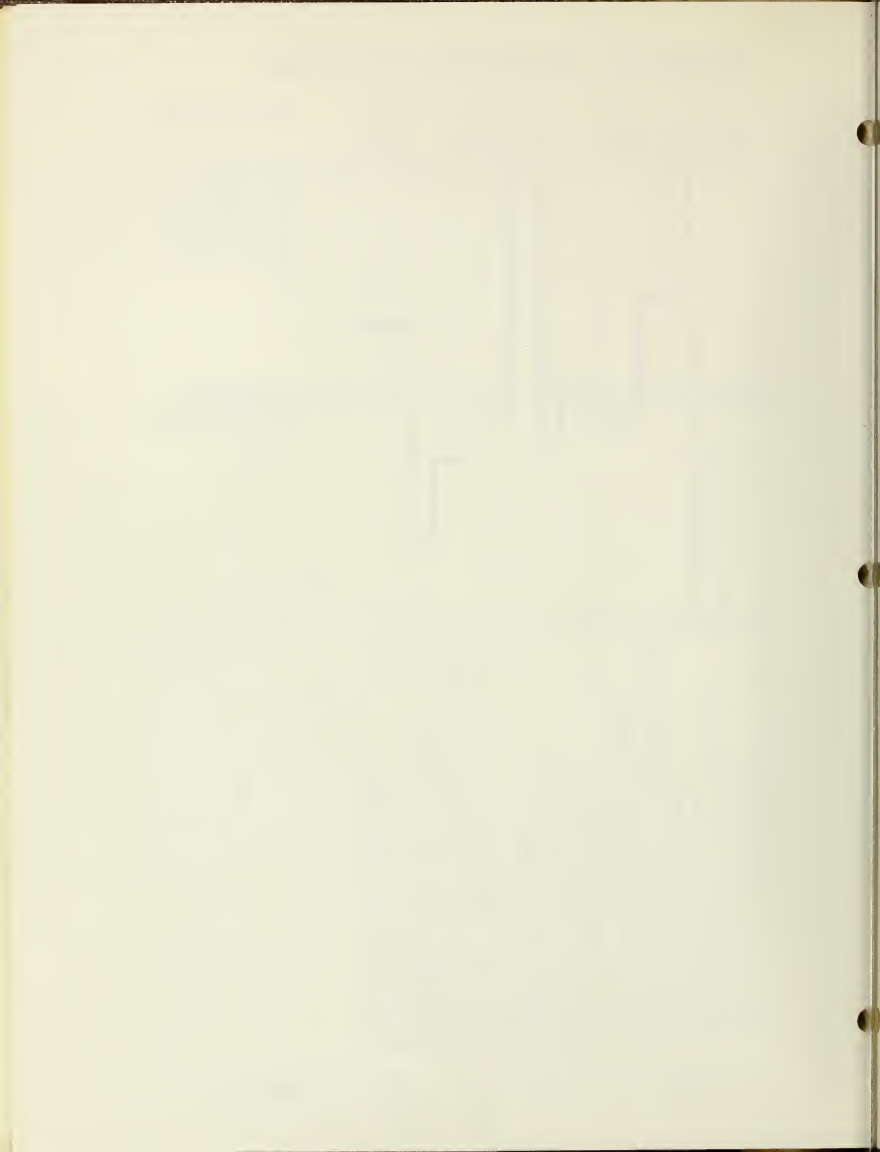
PHYSICAL PROBLEM PROFILE

Housing and Occupancy Deficiencies				Environmental Deficiencies				Cons. Act.
1a	% Housing Units, Dilapidated							
1b	% Housing Units, Substandard							
1c	% Housing Units, 20 Yrs. Old or More							
1d	Lot Size and Shape Penalty							
1e	% Housing Units, 1.01 Persons/Room or More							
1f	% Housing Units, Shared or No Bath							
1g	% Posing Units, Vacant							
2a	Non-Conforming Use Penalty							
2b	Block Size and Shape Penalty							
2c	Street Layout Penalty							
2d	Traffic Penalty							
2e	Facility Deficiencies-Protective Functions							
2f	Facility Deficiencies-Recreation, Library							
2g	Facility Deficiencies - Education							
3a	Improvement Activity Level							
3b	Construction Activity Level							

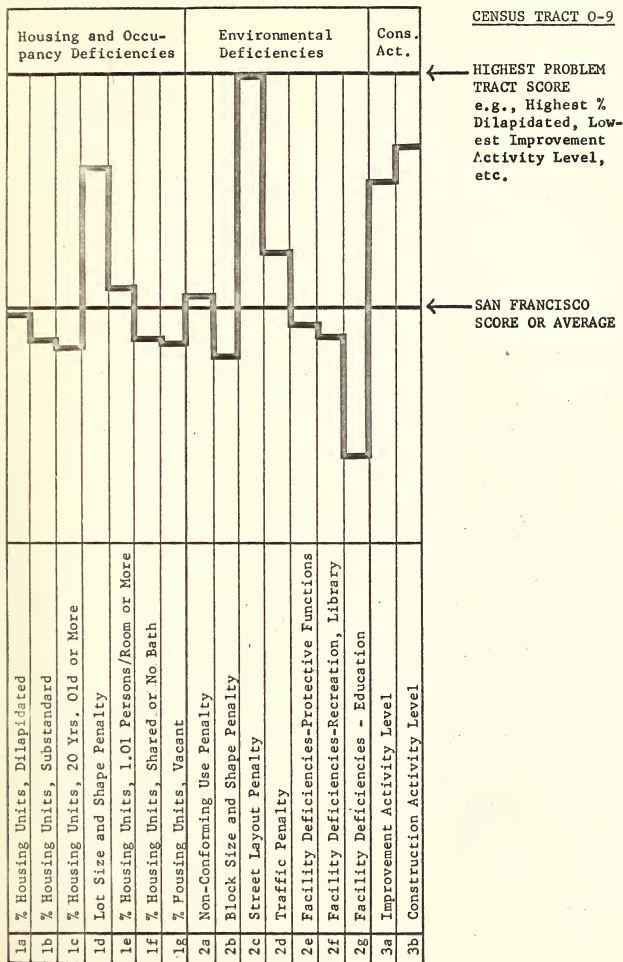
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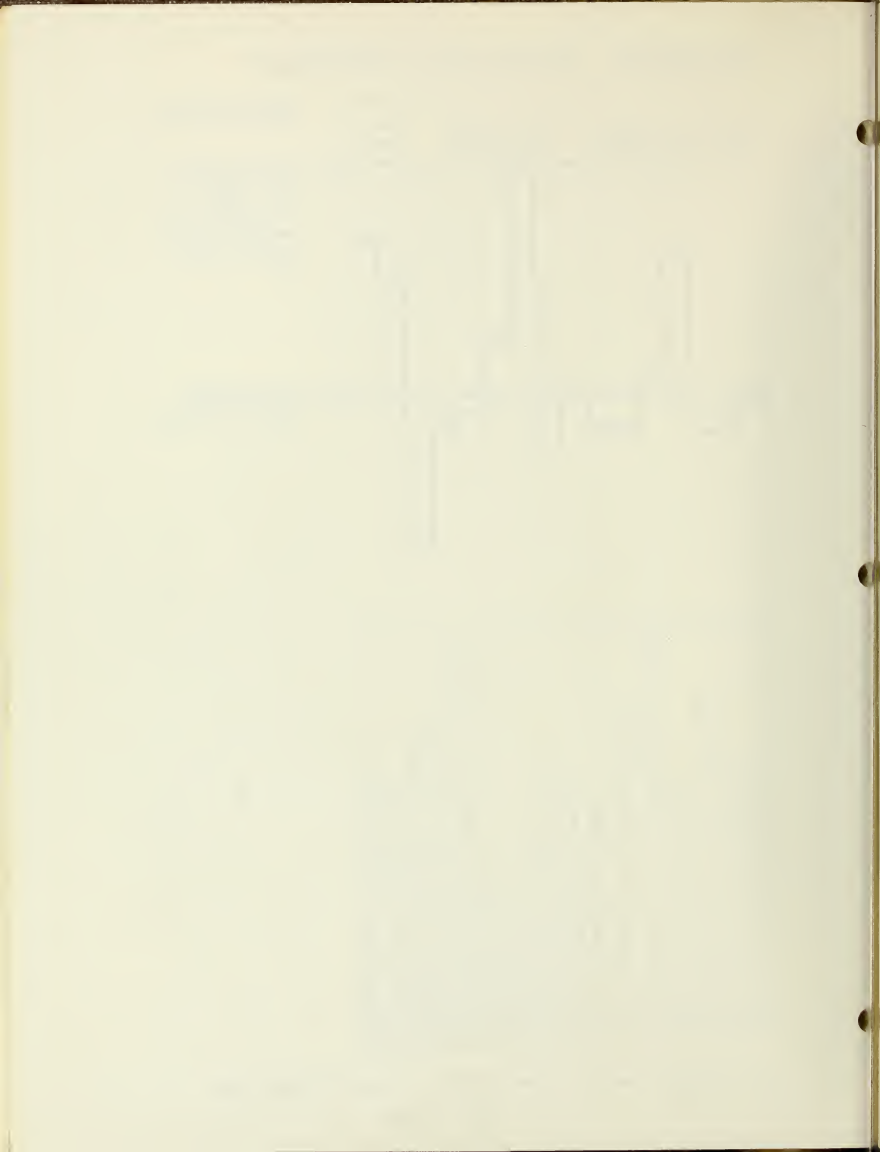
HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Dilapidated, Lowest Improvement Activity Level, etc.

SAN FRANCISCO SCORE OR AVERAGE



PHYSICAL PROBLEM PROFILE





SECTION 4

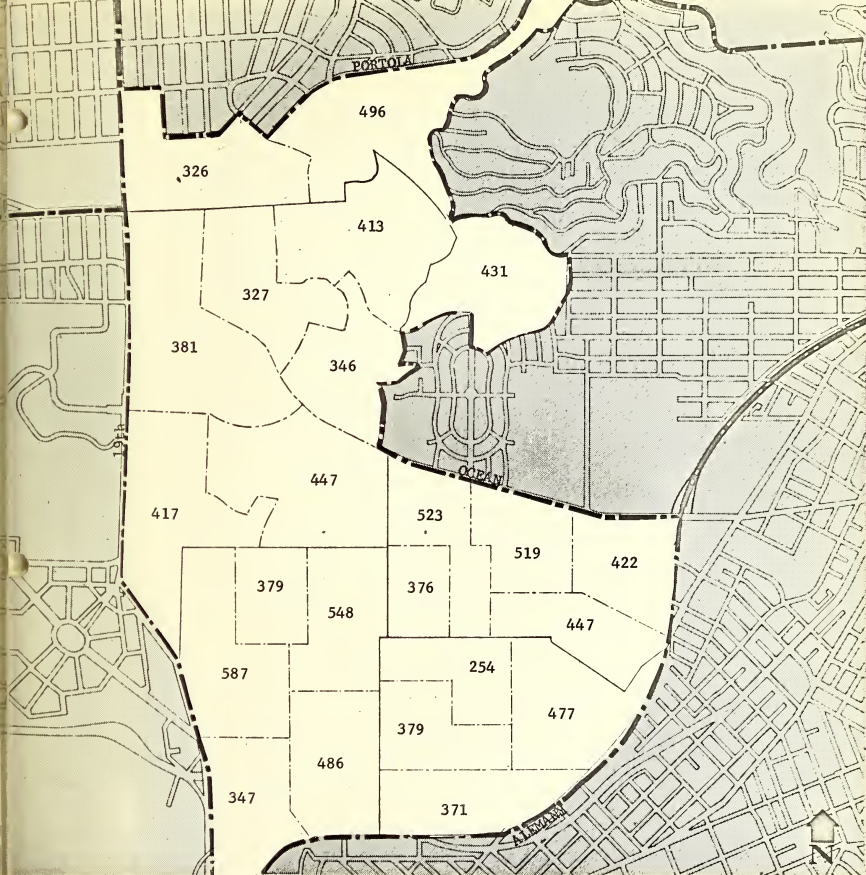
POPULATION AND HOUSING CHARACTERISTICS MAPS, 1960, BY ENUMERATION DISTRICT

The maps in this Section give for each Enumeration District information on the following variables: total number of housing units; average rent of rental housing units; per cent of housing units which are sound and with all plumbing facilities present; and the number of Negroes as a per cent of total population. These variables do not explain, by any means, all there is to know about each Enumeration District. The purpose of including them in this report is to provide some sense of the internal variations within Neighborhoods and Census Tracts with respect to certain key housing and population characteristics. In general, the Neighborhoods and Census Tracts are appropriate levels of detail for the general programming recommendations that are a part of the CRP. However, in certain instances, the CRP "treatment area" recommendations in the 6-year program for 1966-1972 (see Chapter 6 of the final report) were influenced by information at the Enumeration District

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level. Moreover, for project planning, much more information at the Enumeration District scale will, of course, be required. Such information can be obtained from the PHC (1) Enumeration District book to be maintained by the San Francisco Department of City Planning.

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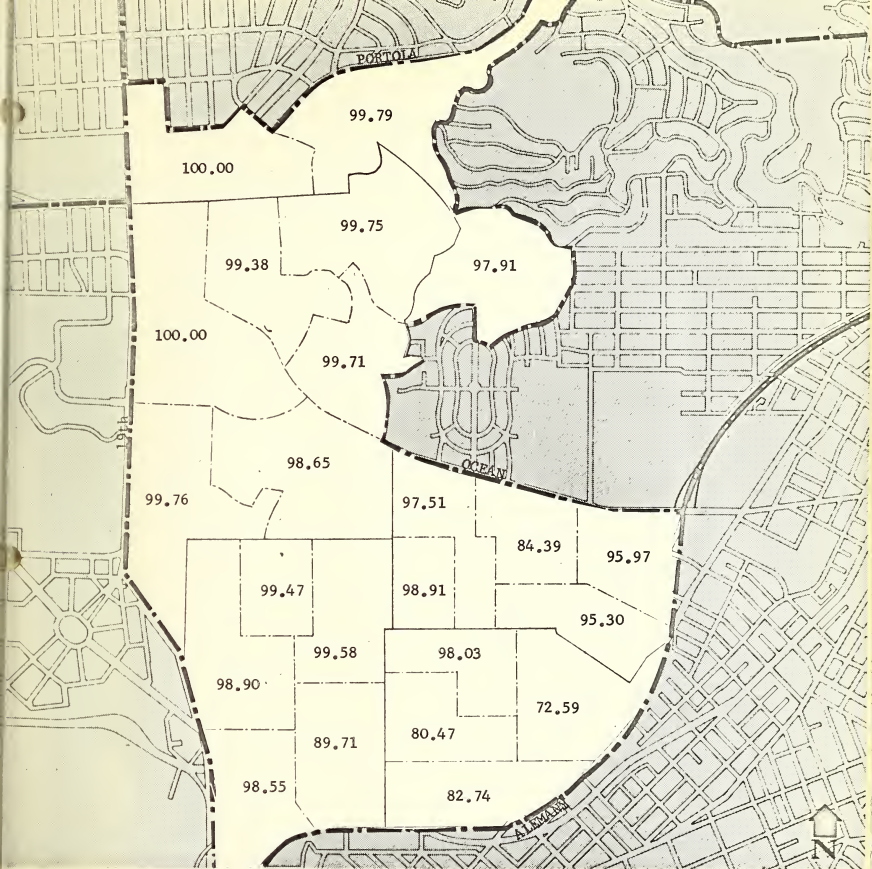
NUMBER OF HOUSING UNITS

Programming Area 21

Source: 1960 U.S. Census

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

CRP



PER CENT OF HOUSING UNITS,
SOUND WITH ALL PLUMBING

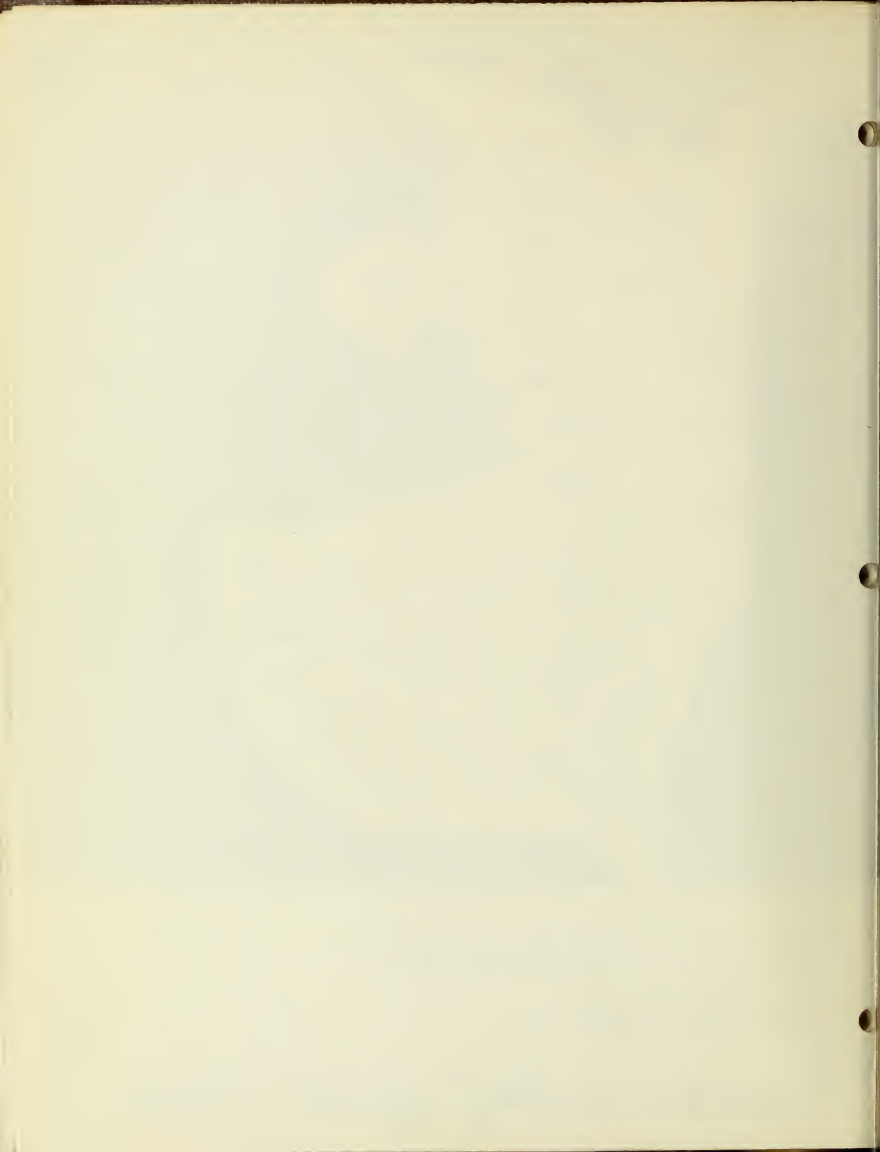
Programming Area 21

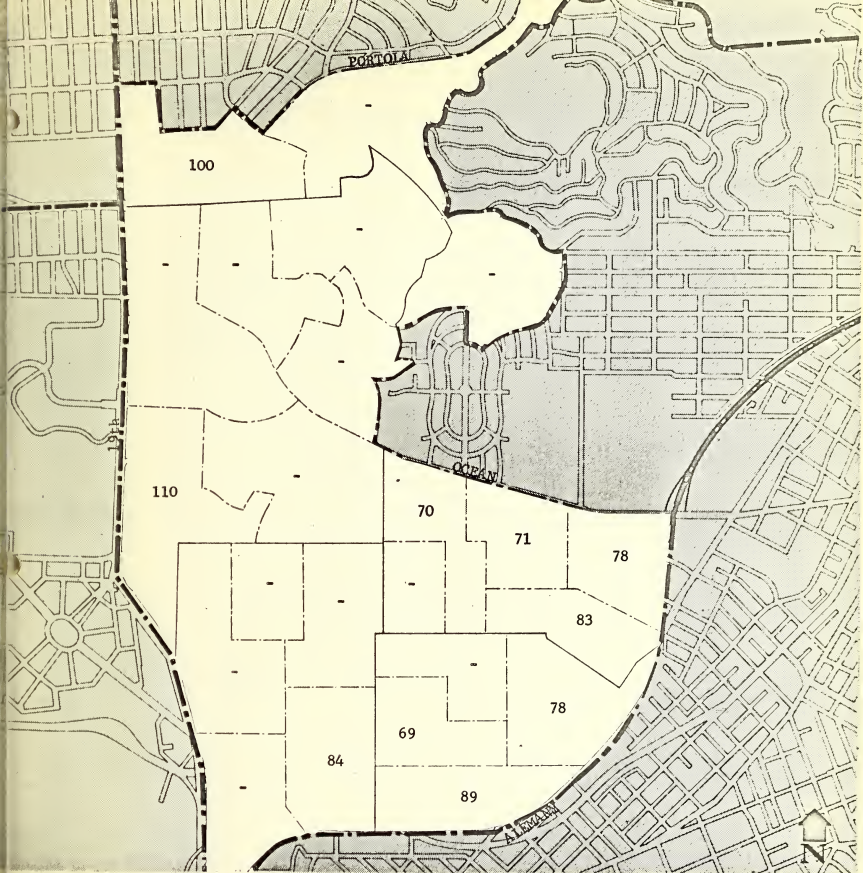
Source: 1960 U.S. Census

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

21 98

CRP





AVERAGE RENT OF RENTAL HOUSING UNITS

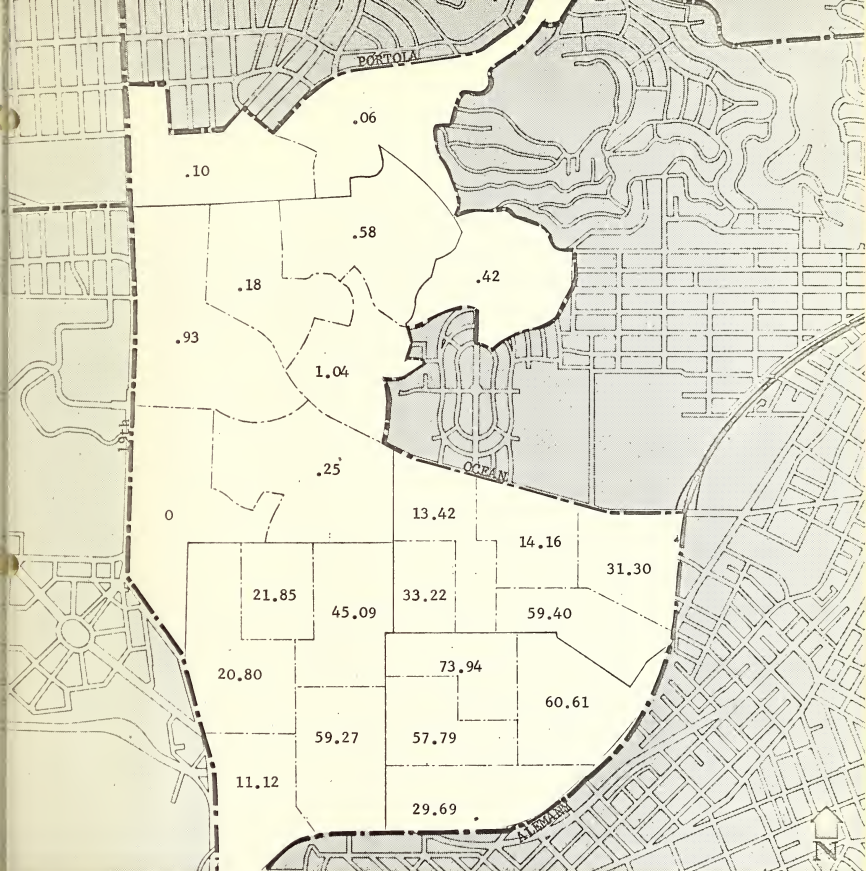
Programming Area 21

Source: 1960 U.S. Census

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

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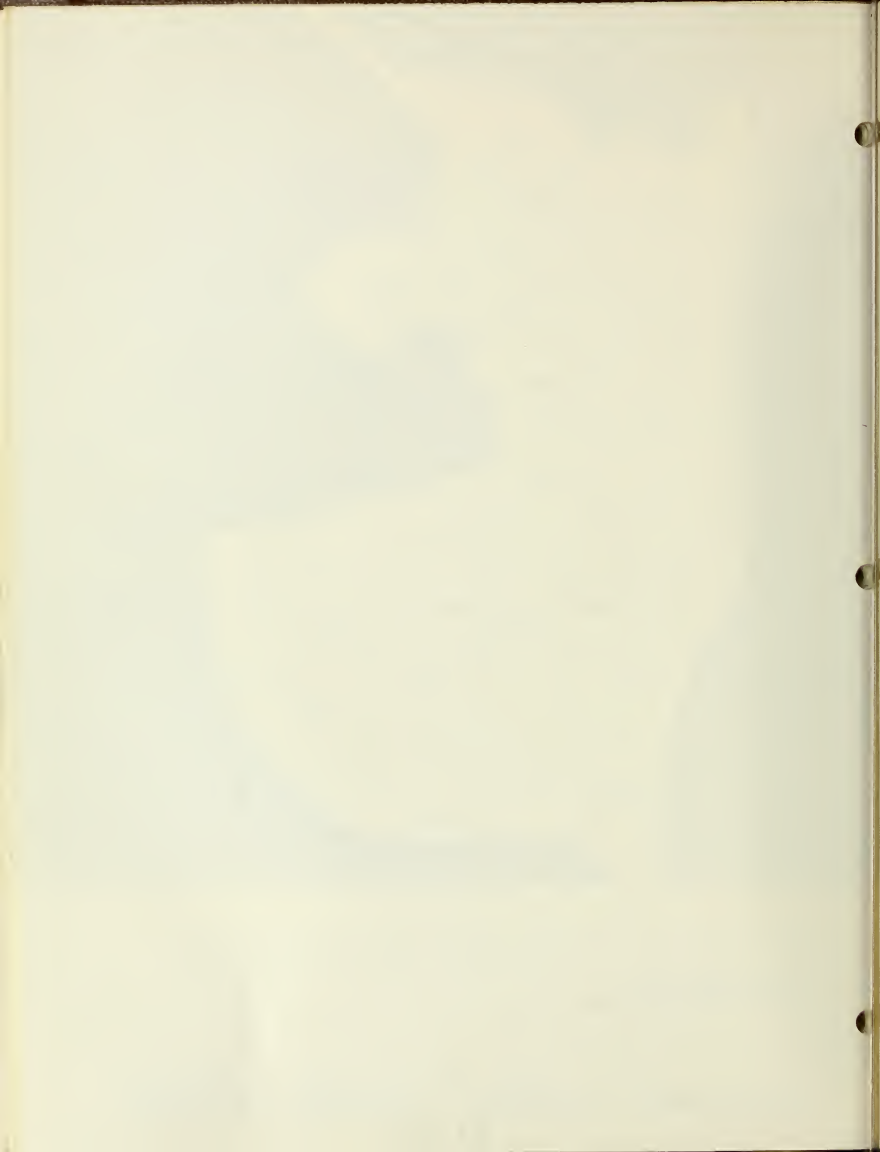
CRP



NEGROES AS A PER CENT OF POPULATION

Programming Area 21

Source: 1960 U.S. Census



SECTION 5

POPULATION AND HOUSING TRENDS, 1950-1960, BY CENSUS TRACT

The information presented to this point has described conditions in the Programming Area as of one point in time. A dynamic view of the area has been missing. Yet, recent trends and relative rates of change are in many ways the most valuable indicators for renewal and development programming. A deteriorated area which is improving on its own naturally implies a quite different set of policies than a basically sound area which is declining rapidly.

For these reasons, Section 5 presents a series of measures of change between 1950 and 1960 for 31 population and housing variables. These data are presented on a Census Tract basis. (See the Area Definitions Section for the precise assignment of Tracts within this Programming Area.) The tables indicate for each variable: its 1950 value, its 1960 value, the 1950-1960

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net change, the 1950-1960 per cent change, and the "trend value 1970". This latter value is simply the result of the application of the 1950-1960 per cent change to the 1960-1970 period. This is in no way to be considered a "forecast" - it produces values that are often mutually conflicting and sometimes obviously meaningless. It is useful therefore only for purposes of comparison within more sophisticated estimating procedures.

Data were derived from 1950 and 1960 Census Tract publications for the San Francisco-Oakland Standard Metropolitan Statistical Area - PH C (1)-137 of the 1960 Census, and Volume III, Chapter 49 of the 1950 Census.

Calculations and presentations of data were made on an IBM 1620 Computer. The punch cards and computer program are on file at the San Francisco Department of City Planning.

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PROGRAMMING AREA 21

	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
POPULATION					
1. NUMBER					
POPULATION	23527	26590	3063	13.0	30051
HOUSEHOLDS	7391	8142	751	10.1	8969
2. FAMILY COMP.					
FAMILIES	6715	7017	302	4.4	7332
UNREL. INDIV.	1270	2124	854	67.2	3552
3. RACE					
WHITE	22681	18273	-4408	-19.4	14721
NEGRO	662	7018	6356	960.1	74399
OTHER	184	999	815	442.9	5423
4. AGE					
UNDER 21 YRS	7103	9574	2471	34.7	12904
65 YRS AND OVER	1699	2340	641	37.7	3222
21-64 YRS	14725	14676	-49	-.3	14627
5. INCOME + EDUC.					
MEDIAN INCOME		NOT	AVAILABLE		
MED. SCHOOL YRS.		NOT	AVAILABLE		
LESS THAN HS EDUC.	6800	7216	416	6.1	7657
6. EMPLOYMENT STATUS					
LABOR FORCE	10183	11661	1478	14.5	13353
P.C. UNEMPLOYED		NOT	AVAILABLE		
P.C. WOMEN IN L.F.		NOT	AVAILABLE		
7. OCCUPATION					
PROFESSION. + MGR.	2679	2554	-125	-4.6	2434
CLERICAL + SALES	2898	3089	191	6.5	3292
OTHER	4093	5425	1332	32.5	7190

HOUSING

1. NUMBER					
HOUSING UNITS	7496	8317	821	10.9	9227
2. TENURE					
OWNER OCCUPIED	6416	6843	427	6.6	7298
RENTER OCCUPIED	1094	1299	205	18.7	1542
VACANT	158	175	17	10.7	193
3. CONDITION					
DILAP. OR LACK PLBG.	144	88	-56	-38.8	53
4. OCCUPANCY					
MED. PERSONS/UNIT	89	84	-5	-5.6	79
UNITS OVERCROWDED	383	638	255	66.5	1062
5. STRUCTURE TYPE					
SINGLE FAMILY	6631	7803	1172	17.6	9182
2-4 UNITS	785	454	-331	-42.1	262
5 OR MORE UNITS	80	60	-20	-25.0	45
6. RENT-VALUE					
MEDIAN RENT		NOT	AVAILABLE		
MEDIAN VALUE		NOT	AVAILABLE		



CENSUS TRACT 07

	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
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POPULATION

1. NUMBER					
POPULATION	7128	7571	443	6.2	8041
HOUSEHOLDS	2159	2320	161	7.4	2493
2. FAMILY COMP.					
FAMILIES	1920	2102	182	9.4	2301
UNREL. INDIV.	445	443	-2	-0.4	441
3. RACE					
WHITE	7033	7478	445	6.3	7951
NEGRO	60	45	-15	-25.0	33
OTHER	35	48	13	37.1	65
4. AGE					
UNDER 21 YRS	2031	2493	462	22.7	3060
65 YRS AND OVER	623	894	271	43.4	1282
21-64 YRS	4474	4184	-290	-6.4	3912
5. INCOME + EDUC.					
MEDIAN INCOME	6689	11010	4321	64.5	18122
MED. SCHOOL YRS.	126	128	2	1.5	130
LESS THAN HS EDUC.	1360	1279	-81	-5.9	1202
6. EMPLOYMENT STATUS					
LABOR FORCE	2894	3103	209	7.2	3327
P.C. UNEMPLOYED	232	87	-145	-62.5	32
P.C. WOMEN IN L.F.	27	31	4	14.8	35
7. OCCUPATION					
PROFESSION. + MGR.	1493	1462	-31	-2.0	1431
CLERICAL + SALES	820	926	106	12.9	1045
OTHER	504	683	179	35.5	925

HOUSING

1. NUMBER					
HOUSING UNITS	2176	2352	176	8.0	2542
2. TENURE					
OWNER OCCUPIED	2048	2219	171	8.3	2404
RENTER OCCUPIED	100	101	1	1.0	102
VACANT	28	32	4	14.2	36
3. CONDITION					
DILAP. OR LACK PLBG.	5	15	10	200.0	45
4. OCCUPANCY					
MED. PERSONS/UNIT	31	29	-2	-6.4	27
UNITS OVERCROWDED	17	27	10	58.8	42
5. STRUCTURE TYPE					
SINGLE FAMILY	2120	2317	197	9.2	2532
2-4 UNITS	51	25	-26	-50.9	12
5 OR MORE UNITS	5	10	5	100.0	20
6. RENT-VALUE					
MEDIAN RENT	0	0	0	0.0	0
MEDIAN VALUE	19314	0	-19314	-100.0	0



CENSUS TRACT 08

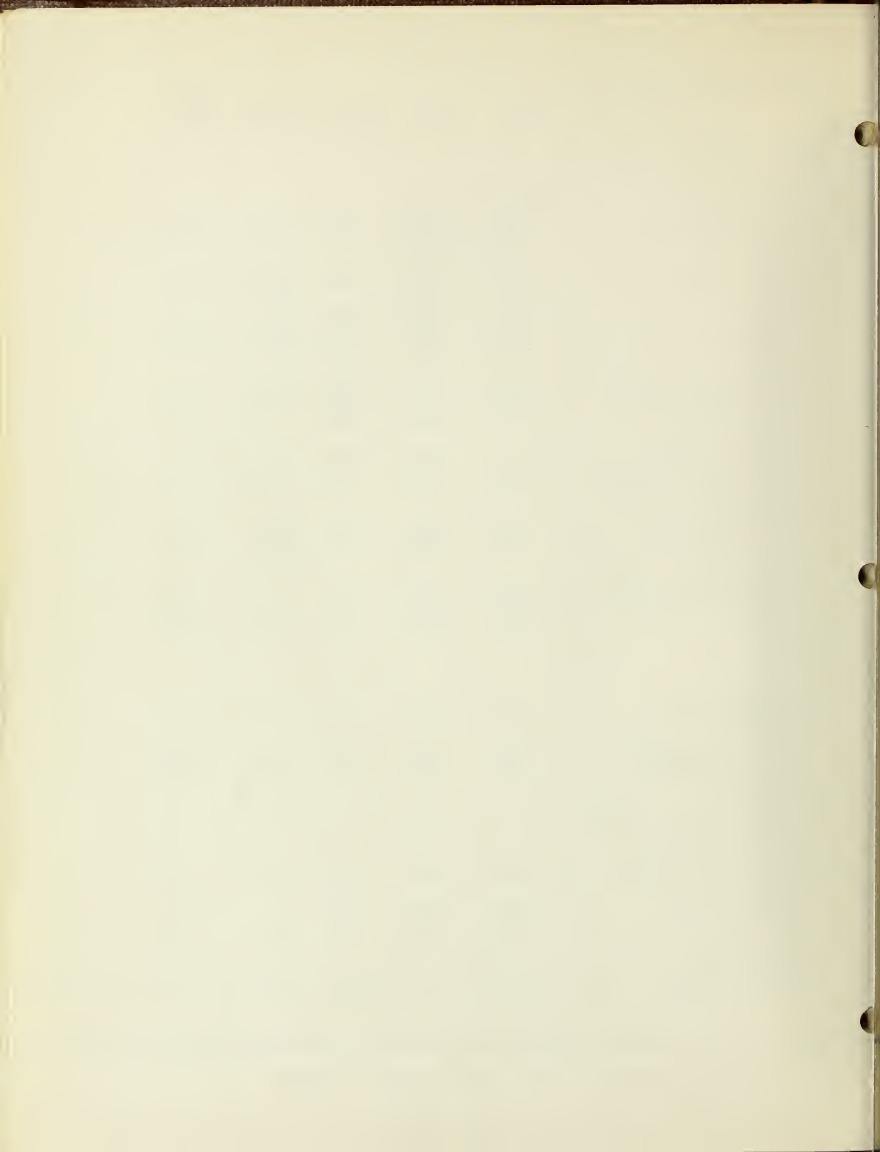
	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
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POPULATION

1. NUMBER					
POPULATION	10188	12461	2273	22.3	15241
HOUSEHOLDS	3191	3685	494	15.4	4255
2. FAMILY COMP.					
FAMILIES	3050	3221	171	5.6	3401
UNREL. INDIV.	365	866	501	137.2	2054
3. RACE					
WHITE	9818	6522	-3296	-33.5	4332
NEGRO	263	4995	4732	1799.2	94867
OTHER	107	644	537	501.8	3876
4. AGE					
UNDER 21 YRS	3251	4756	1505	46.2	6957
65 YRS AND OVER	524	791	267	50.9	1194
21-64 YRS	6413	6914	501	7.8	7454
5. INCOME + EDUC.					
MEDIAN INCOME	4011	6230	2219	55.3	9676
MED. SCHOOL YRS.	119	114	-5	-4.2	109
LESS THAN HS EDUC.	3125	3793	668	21.3	4603
6. EMPLOYMENT STATUS					
LABOR FORCE	4505	5558	1053	23.3	6857
P.C. UNEMPLOYED	497	2007	1510	303.8	8104
P.C. WOMEN IN L.F.	29	39	10	34.4	52
7. OCCUPATION					
PROFESSION. + MGR.	785	734	-51	-6.4	686
CLERICAL + SALES	1267	1288	21	1.6	1309
OTHER	2180	3145	965	44.2	4537

HOUSING

1. NUMBER					
HOUSING UNITS	3238	3778	540	16.6	4408
2. TENURE					
OWNER OCCUPIED	2775	3086	311	11.2	3431
RENTER OCCUPIED	457	599	142	31.0	785
VACANT	83	93	10	12.0	104
3. CONDITION					
DILAP. OR LACK PLBG.	49	54	5	10.2	59
4. OCCUPANCY					
MED. PERSONS/UNIT	30	30	0	0.0	30
UNITS OVERCROWDED	223	440	217	97.3	868
5. STRUCTURE TYPE					
SINGLE FAMILY	2897	3586	689	23.7	4438
2-4 UNITS	329	168	-161	-48.9	85
5 OR MORE UNITS	12	24	12	100.0	48
6. RENT-VALUE					
MEDIAN RENT	51	96	45	88.2	181
MEDIAN VALUE	10908	0	-10908	-100.0	0

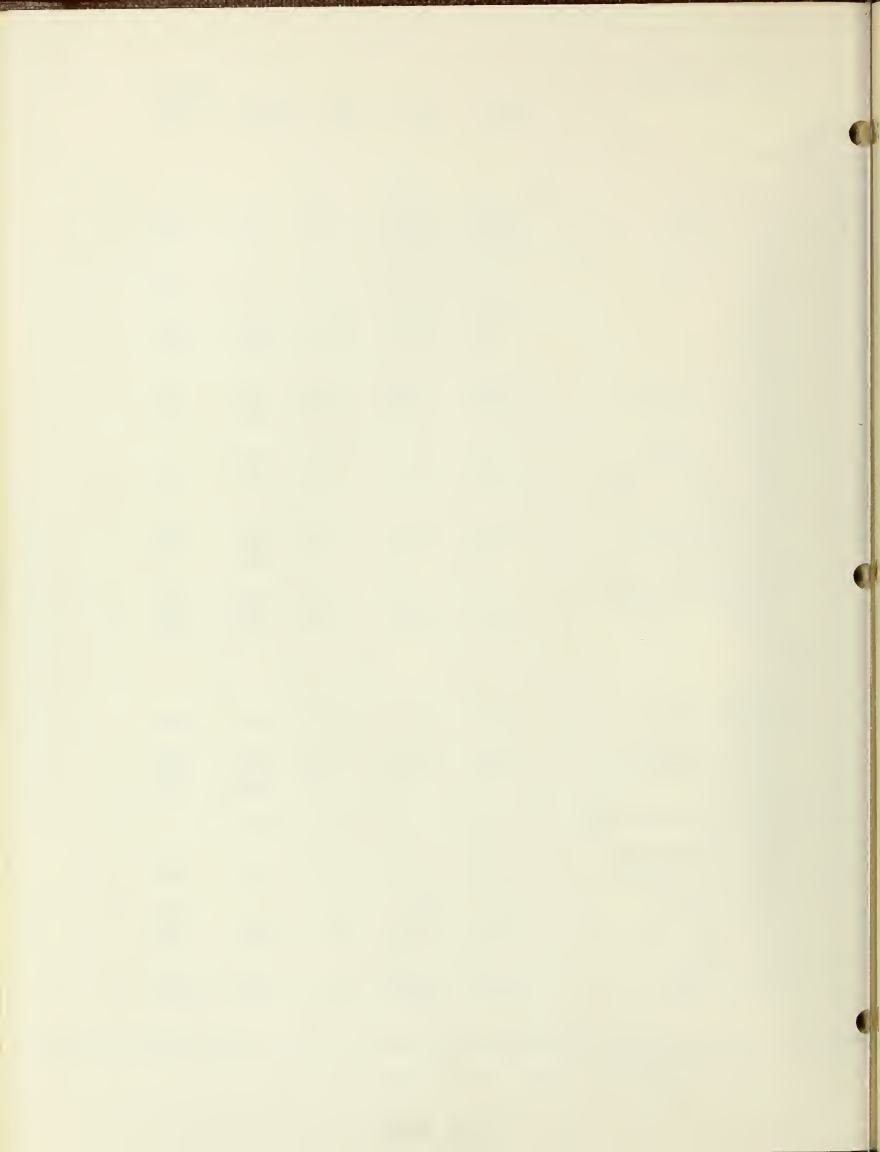


CENSUS TRACT 0.9

	1950 VALUE	1960 VALUE	NET CHANGE	PER CENT CHANGE	TREND VALUE 1970
1. NUMBER					
POPULATION	6211	6558	347	5.5	6924
HOUSEHOLDS	2041	2137	96	4.7	2237
2. FAMILY COMP.					
FAMILIES	1745	1694	-51	-2.9	1644
UNREL. INDIV.	460	815	355	77.1	1443
3. RACE					
WHITE	5830	4273	-1557	-26.7	3131
NEGRO	339	1978	1639	483.4	11541
OTHER	42	307	265	630.9	2244
4. AGE					
UNDER 21 YRS	1821	2325	504	27.6	2968
65 YRS AND OVER	552	655	103	18.6	777
21-64 YRS	3838	3578	-260	-6.7	3335
5. INCOME + EDUC.					
MEDIAN INCOME	3750	5375	1625	43.3	7704
MED. SCHOOL YRS.	110	113	3	2.7	116
LESS THAN HS EDUC.	2315	2144	-171	-7.3	1985
6. EMPLOYMENT STATUS					
LABOR FORCE	2784	3000	216	7.7	3232
P.C. UNEMPLOYED	535	523	-12	-2.2	511
P.C. WOMEN IN L.F.	32	38	6	18.7	45
7. OCCUPATION					
PROFESSION. + MGR.	401	358	-43	-10.7	319
CLERICAL + SALES	811	875	64	7.8	944
OTHER	1409	1597	188	13.3	1810

HOUSING

1. NUMBER					
HOUSING UNITS	2082	2187	105	5.0	2297
2. TENURE					
OWNER OCCUPIED	1593	1538	-55	-3.4	1484
RENTER OCCUPIED	537	599	62	11.5	668
VACANT	47	50	3	6.3	53
3. CONDITION					
DILAP. OR LACK PLBG.	90	19	-71	-78.8	4
4. OCCUPANCY					
MED. PERSONS/UNIT	28	25	-3	-10.7	22
UNITS OVERCROWDED	143	171	28	19.5	204
5. STRUCTURE TYPE					
SINGLE FAMILY	1614	1900	286	17.7	2236
2-4 UNITS	405	261	-144	-35.5	168
5 OR MORE UNITS	63	26	-37	-58.7	10
6. RENT-VALUE					
MEDIAN RENT	42	83	41	97.6	164
MEDIAN VALUE	9554	13400	3846	40.2	18794



SECTION 6

IMPROVEMENT AND CONSTRUCTION ACTIVITY INDICATORS , BY CENSUS TRACT

While the information from Section 5 is helpful in determining the kinds of changes that are taking place in housing throughout San Francisco, it does not provide sufficient information about the process of building improvement and new construction. These activities are, of course, central to renewal strategy planning, and knowledge of up-to-date changes is of prime importance.

To obtain such information a sample survey of building permit applications was undertaken as a part of the CRP study. The survey data has been aggregated on a Census Tract basis and is presented on two sets of tables to follow. The first deals with improvements to existing residential structures. The sample for this set included all permits for improvement on one day of each month in 1962, 1963, and 1964; the first working day in January, the

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second working day in February, etc.. The second set describes new construction activity in each Tract. The sample for this set included all permits for new residential construction in the first 15 days of: July, August, September and December, 1962; each month in 1963; and each month in 1964.

In all the tables data were derived from the "work to be undertaken" section of the permit application forms. For the first set - Improvement Activity tables - the column headings are defined as follows:

1. IMPROVEMENT TYPES

a. "MAINT.": Entries from applications in which the work to be undertaken was of a maintenance character; i.e., to return the structure to its original condition.

b. "MOD.": Entries from applications in which the work to be undertaken was of a modernization character; i.e., to improve the structure beyond its original condition by remodeling and/or additions.

c. "FIRE": Entries from applications in which the work to be undertaken was the repair of damage caused by fire.

2. INITIATED BY

a. "OWNER": Applications which were initiated voluntarily by the owner of the property. (Repair of fire damage was assumed to be owner-initiated in all cases).

b. "CITY": Applications which were required by the City as a result of inspection by a City Inspector.

Row headings for the Improvement Activity tables are defined as follows:

1. "\$ INVESTED (IN THOUSANDS)": The value of the work to be undertaken as declared on the application.

2. "HOUSING UNITS AFFECTED": Number of housing units to be affected by the work.

3. "AVERAGE \$ PER UNITS AFFECTED": Row 1 figure divided by Row 2 figure in each column.

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4. "PER CENT OF UNITS AFFECTED": Units in each column of Row 2 as a per cent of the TOTAL column of Row 2.

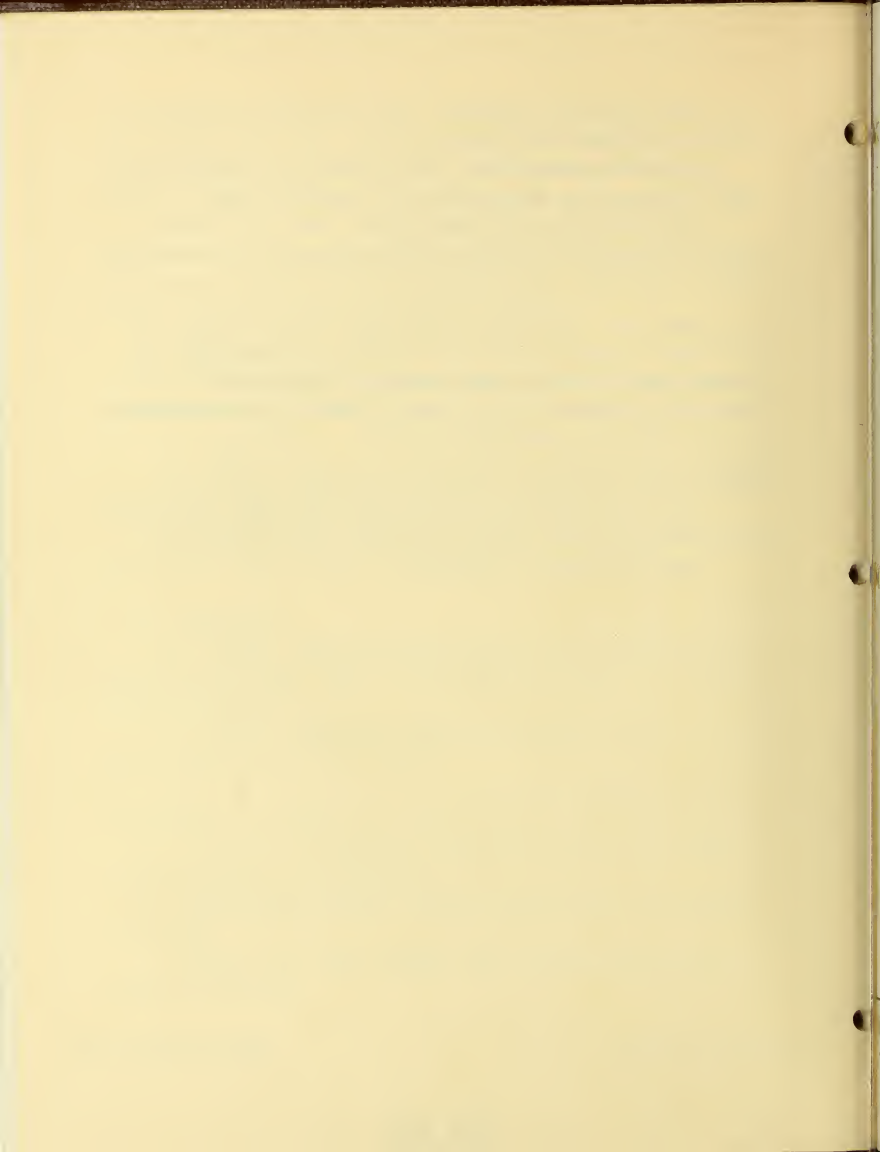
5. "\$/100 1960 HOUSING UNITS": Total dollars invested (Row 1) in the sample for the Tract, per 100 housing units in the Tract in 1960.

6. "UNITS AFFECTED/100 1960 HOUSING UNITS": Total units affected (Row 2) in the sample for the Tract, per 100 housing units in the Tract in 1960.

In the second set - Construction Activity tables - column headings refer to the number of units per structure and should be self-explanatory. Row headings compare exactly with the row headings on the Improvement Activity tables with the exception that they refer to units to be constructed rather than units affected by improvement activities.

NOTE: For some Census Tracts no tables are presented. This means that there were no applications for the Tract in the sample. For comparative purposes, therefore, the dollars invested and units affected are considered to be zero.

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PROGRAMMING AREA 21

	IMPROVEMENT TYPE			INITIATED BY		
	MAINT.	MOD.	FIRE	CITY	OWNER	TOTAL
\$ INVESTED						
(IN THOUSANDS)	37.3	38.7	0.0	0.0	76.1	76.1
HOUSING UNITS						
AFFECTED	46	20	0	0	66	66
AVE. \$ PER						
UNITS AFFECTED	812.	1937.	0.	0.	1153.	1153.
PER CENT OF						
UNITS AFFECTED	69.6	30.3	0.0	0.0	100.0	100.0
\$/100 1960						
HOUSING UNITS	449.	465.	0.	0.	915.	915.
UNITS AFFECTED/						
100 1960 UNITS	.553	.240	0.000	0.000	.793	.793

IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)



CENSUS TRACT 0 7

	IMPROVEMENT TYPE			INITIATED BY		TOTAL
	MAINT.	MOD.	FIRE	CITY	OWNER	
\$ INVESTED						
(IN THOUSANDS)	10.7	10.2	0.0	0.0	21.0	21.0
HOUSING UNITS						
AFFECTED	16	6	0	0	22	22
AVE. \$ PER						
UNITS AFFECTED	673.	1715.	0.	0.	957.	957.
PER CENT OF						
UNITS AFFECTED	72.7	27.2	0.0	0.0	100.0	100.0
\$/100 1960						
HOUSING UNITS	457.	437.	0.	0.	895.	895.
UNITS AFFECTED/						
100 1960 UNITS	.680	.255	0.000	0.000	.935	.935

CENSUS TRACT 0 8A

	IMPROVEMENT TYPE			INITIATED BY		TOTAL
	MAINT.	MOD.	FIRE	CITY	OWNER	
\$ INVESTED						
(IN THOUSANDS)	10.6	5.4	0.0	0.0	16.1	16.1
HOUSING UNITS						
AFFECTED	12	3	0	0	15	15
AVE. \$ PER						
UNITS AFFECTED	889.	1816.	0.	0.	1074.	1074.
PER CENT OF						
UNITS AFFECTED	80.0	20.0	0.0	0.0	100.0	100.0
\$/100 1960						
HOUSING UNITS	454.	232.	0.	0.	686.	686.
UNITS AFFECTED/						
100 1960 UNITS	.511	.127	0.000	0.000	.639	.639

IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)



CENSUS TRACT 0 88

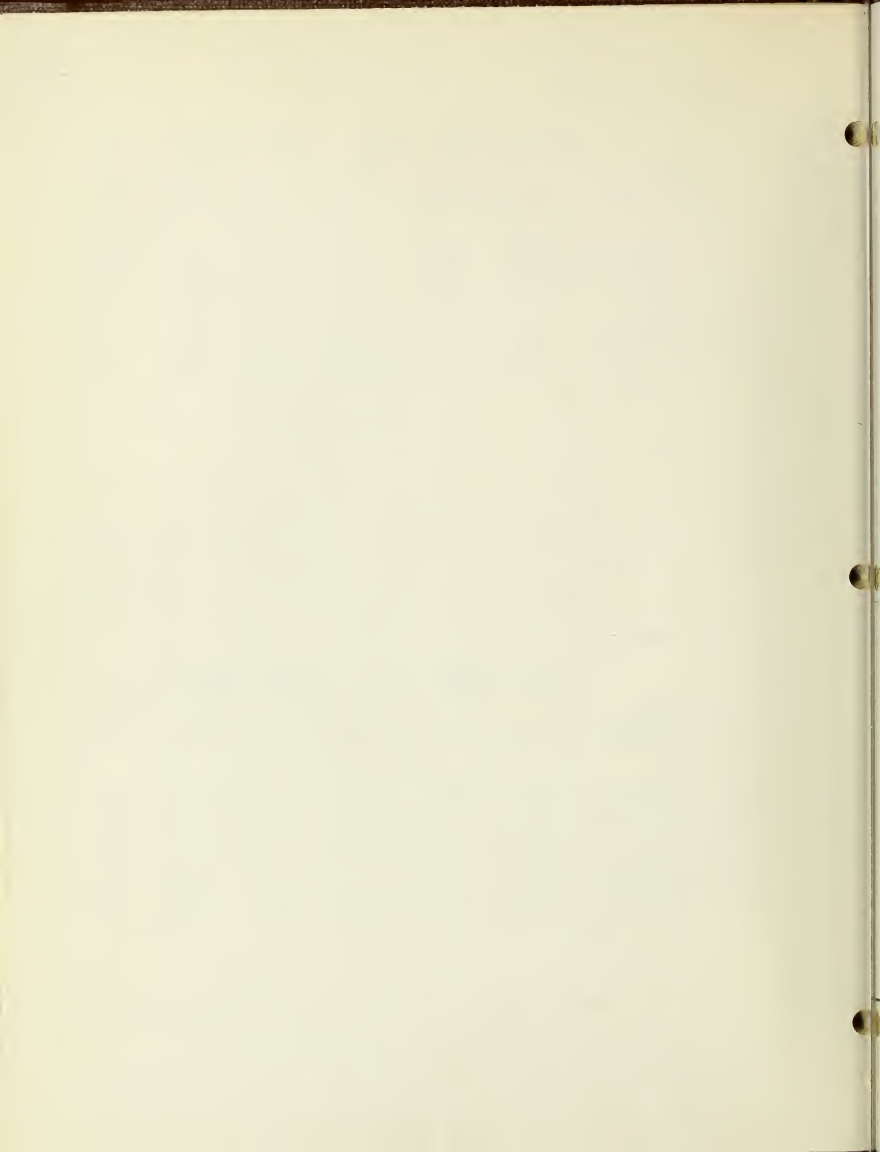
	IMPROVEMENT TYPE			INITIATED BY		
	MAINT.	MOD.	FIRE	CITY	OWNER	TOTAL
\$ INVESTED						
(IN THOUSANDS)	8.6	16.6	0.0	0.0	25.2	25.2
HOUSING UNITS						
AFFECTED	9	6	0	0	15	15
AVE. \$ PER						
UNITS AFFECTED	959.	2766.	0.	0.	1682.	1682.
PER CENT OF						
UNITS AFFECTED	60.0	40.0	0.0	0.0	100.0	100.0
\$/100 1960						
HOUSING UNITS	603.	1160.	0.	0.	1763.	1763.
UNITS AFFECTED/						
100 1960 UNITS	.628	.419	0.000	0.000	1.048	1.048

CENSUS TRACT 0 9

	IMPROVEMENT TYPE			INITIATED BY		
	MAINT.	MOD.	FIRE	CITY	OWNER	TOTAL
\$ INVESTED						
(IN THOUSANDS)	7.2	6.4	0.0	0.0	13.6	13.6
HOUSING UNITS						
AFFECTED	9	5	0	0	14	14
AVE. \$ PER						
UNITS AFFECTED	810.	1280.	0.	0.	977.	977.
PER CENT OF						
UNITS AFFECTED	64.2	35.7	0.0	0.0	100.0	100.0
\$/100 1960						
HOUSING UNITS	333.	292.	0.	0.	625.	625.
UNITS AFFECTED/						
100 1960 UNITS	.411	.228	0.000	0.000	.640	.640

IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)



PROGRAMMING AREA 21

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	947.8	181.6	55.0	1184.4
UNITS CONSTRUCTED	53.	22.	6.	81.
AVE. \$/UNIT	17883.	8254.	9166.	14622.
PCT. OF UNITS	65.4	27.1	7.4	100.0
\$/100 1960 UNITS	11395.	2183.	661.	14240.
UNITS/100 1960 UNITS	.637	.264	.072	.973

NEW CONSTRUCTION INDICATORS

Sample 1962-1964 (See text for source and detail)

CENSUS TRACT 0 7

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	51.5	0.0	0.0	51.5
UNITS CONSTRUCTED	2.	0.	0.	2.
AVE. \$/UNIT	25750.	0.	0.	25750.
PCT. OF UNITS	100.0	0.0	0.0	100.0
\$/100 1960 UNITS	2189.	0.	0.	2189.
UNITS/100 1960 UNITS	.085	0.000	0.000	.085

CENSUS TRACT 0 8A

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	278.1	90.0	0.0	368.1
UNITS CONSTRUCTED	16.	16.	0.	32.
AVE. \$/UNIT	17381.	5625.	0.	11503.
PCT. OF UNITS	50.0	50.0	0.0	100.0
\$/100 1960 UNITS	11849.	3834.	0.	15683.
UNITS/100 1960 UNITS	.681	.681	0.000	1.363

NEW CONSTRUCTION INDICATORS

Sample 1962-1964 (See text for source and detail)



CENSUS TRACT 0 8B

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	393.2	0.0	55.0	448.2
UNITS CONSTRUCTED	22.	0.	6.	28.
AVE. \$/UNIT	17872.	0.	9166.	16007.
PCT. OF UNITS	78.5	0.0	21.4	100.0
\$/100 1960 UNITS	27477.	0.	3843.	31320.
UNITS/100 1960 UNITS	1.537	0.000	.419	1.956

CENSUS TRACT 0 9

	SINGLE FAMILY	2-4 UNITS	5+ UNITS	TOTAL
\$ INVESTED (IN THOUSANDS)	225.0	91.6	0.0	316.6
UNITS CONSTRUCTED	13.	6.	0.	19.
AVE. \$/UNIT	17307.	15266.	0.	16663.
PCT. OF UNITS	68.4	31.5	0.0	100.0
\$/100 1960 UNITS	10288.	4188.	0.	14476.
UNITS/100 1960 UNITS	.594	.274	0.000	.868

NEW CONSTRUCTION INDICATORS

Sample 1962-1964 (See text for source and detail)



SECTION 7

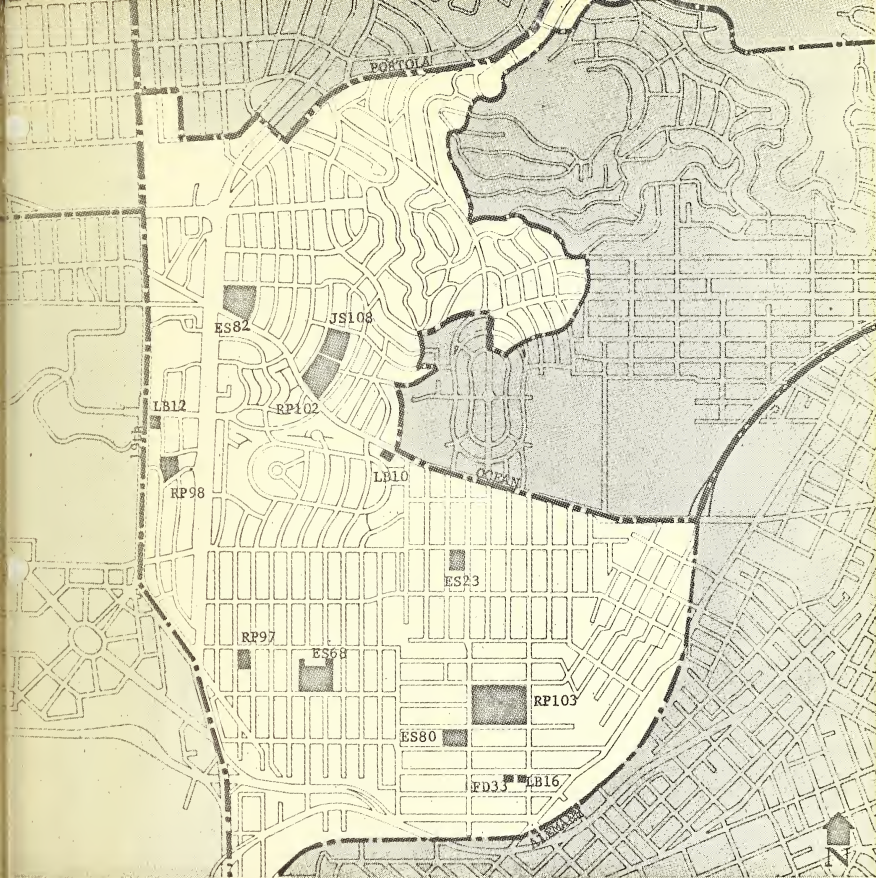
PUBLIC FACILITIES

The following map and table show the public facilities which existed within the Programming Area as of January 1965. The location of these facilities in relation to housing and social problem areas point out focal points for improvement. Analysis of these locations and types is of great benefit, therefore, in the renewal programming process.

Under the CRP a series of detailed studies of public facilities and proposed capital improvements were undertaken by the Arthur D. Little, Inc. staff. The inventory information in this section represents only a small part of this work. The remainder will be published in a limited number of copies and will be on file with the San Francisco Department of City Planning under the title: Capital Facility Analysis for Renewal Programming.

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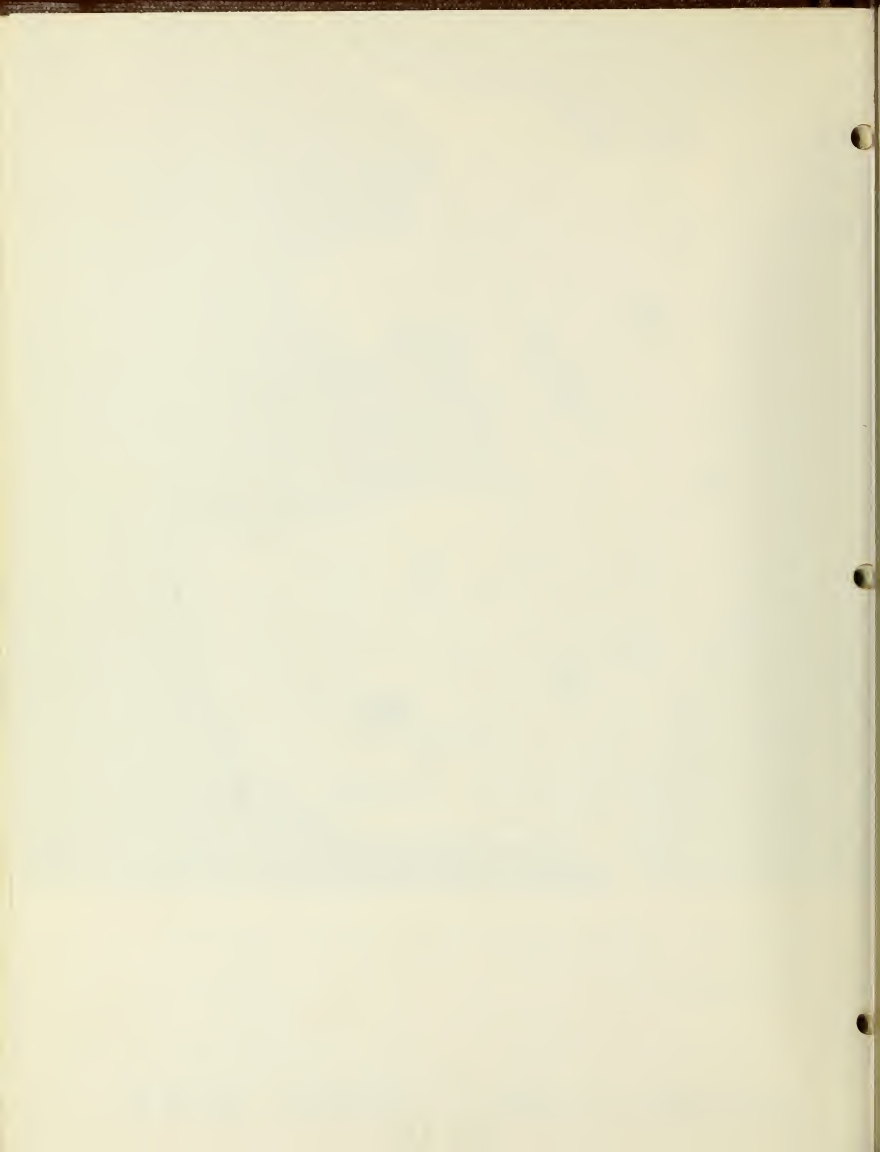
PUBLIC FACILITIES, 1965

Programming Area 21

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

21 117

CRP



PROGRAMMING AREA 21

EXISTING FACILITIES

CODE	NAME	BLOCK NUMBER	CRP NEIGH	ACRES	EMPLOY MENT
FD 33	ENGINE CO THIRTY THREE	7113	103	.07	15
ES 23	FARRAGUT ELEM SCHOOL	6985	102	1.42	29
ES 68	JOSE ORTEGA ELEM SCHOOL	7073	102	4.53	32
ES 80	SHERIDAN ELEM SCHOOL	8105	103	1.61	28
ES 82	COMMODORE SLOAT ELEM SC	3256	100	4.48	34
JS 108	APTOS JUNIOR HIGH SCHL	3266A	100	.28	88
LB 10	INGLESIDE LIBRARY	6915	101	.04	1
LB 12	MERCED LIBRARY	7236	101	.12	4
LB 16	OCEAN VIEW LIBRARY	7113	103	.03	1
RP 92	CAYUGA PLAYGROUND	7095A	103	2.92	0
RP 97	MERCED HEIGHTS PLYGRND	7078	102	1.03	0
RP 98	JUNIPERO SERRA PLYGRND	7237	101	1.50	0
RP 102	APTOS PLAYFIELD	3266A	100	4.64	0
RP 103	OCEAN VIEW PLAYFIELD	7068	103	10.21	0
PF 18	LAKESIDE VILLAGE PKNG I	7226	100	.18	0
PF 19	LAKESIDE VILLAGE PKNGII	7225	100	.18	0
TOTAL				33.24	232

